PT OF LOT 31 (S-1 & S-5)
IN OR 1965/1997
E O FRIEND SUB DB Z/165

CARTER CARLOS & RUBY L
206 WEST CARTER LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-034A-0031-0010

BUILDING CHARACTERISTICS

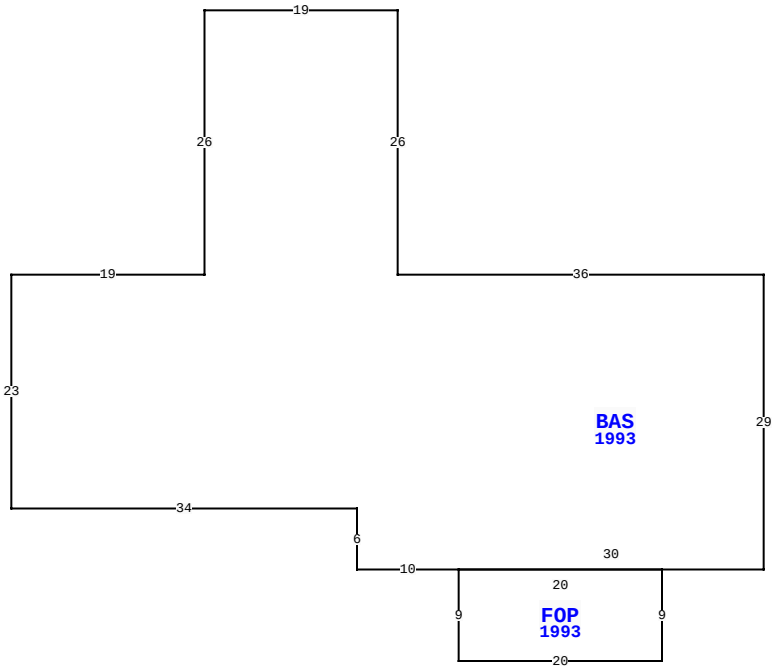
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,436	100	1993	2,436	223,650
FOP	180	30	1993	54	4,958
TOTALS	2,616			2,490	228,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,490	114.0480	114.05	283,984	1955	1985	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 0 Heated Area: 2436 HX Base Yr



206 W CARTER LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/18/2024 KB
INC DATE		AG DATE	10/18/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		235,273
TOTAL MARKET OB/XF VALUE		70,181
TOTAL LAND VALUE - MARKET		583,500
TOTAL MARKET VALUE		570,329
SOH/AGL Deduction		338,449
ASSESSED VALUE		231,880
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		181,158
TOTAL JUST VALUE		888,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		880,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501701	XFOB	3,200	01/01/1995
5990	XFOB	3,570	09/15/1989
6178	CHNGE SRVC	200	09/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1965/1997	2/23/2015	WD	U	I	11	100
GRANTOR: CARTER CARLOS &						
GRANTEE: CARTER CARLOS & RUB						
1474/1730	1/29/2007	WD	Q	I	01	100
GRANTOR: CARTER CARLOS & RUBY						
GRANTEE: CARTER CARLOS & RUB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 N26 W19 S26 W19 S23 E34 S6 E10
FOP=[YR=1993] S9 E20 N9 W20$ E30 N29$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	
2	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00	85.00	100	1981	1981	3	20	9,248	
3	0201	BARN WD 10	0	100	68	40	2,720.00	SF	17.00	17.00	100	1981	1981	3	20	9,248	
4	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50	100	1955	1955	3	20	273	
5	0810	CONCRETE A	0	100	19	26	494.00	SF	6.50	6.50	100	1978	1978	3	28	899	
6	0812	CONCRETE C	0	100	0	0	1,069.00	SF	4.00	4.00	100	1981	1981	3	32.5	1,390	
7	0811	CONCRETE B	0	100	0	0	713.00	SF	5.20	5.20	100	1985	1985	3	44	1,631	
8	0845	KOOL DECK	0	100	0	0	399.00	SF	7.25	7.25	100	1981	1981	3	32.5	940	
9	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	1995	1995	3	20	8,400	
10	0810	CONCRETE A	0	100	40	4	160.00	SF	6.50	6.50	100	1995	1995	3	68	707	

TOTAL OB/XF 34,136

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100		RSF-2	0.00	0.00	1.50	AC		1.00	1.00	1.00	175,000.00	175,000.00	262,500							
2	006000	A	PASTURE - HA	0		RSF-2	0.00	0.00	6.42	AC		1.00	1.00	1.00	370.00	370.00	2,375							
3	009910	M	MARKET VALUE	0		RSF-2	0.00	0.00	6.42	AC		1.00	1.00	1.00	50,000.00	50,000.00	321,000							

REVIEW DATE 05/11/2020 BY DJA Total Acres: 7.92 Total Land Value: 264,875 Market: 321,000 Agricultural: 2,375 Common: 262,500 PRINTED 07/30/2025 BY SYS

PT OF LOT 31 (S-1 & S-5)
IN OR 1965/1997
E O FRIEND SUB DB Z/165

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FERNANDINA BEACH, FL 32034

2025

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BUILDING CHARACTERISTICS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	01	TYP WD 100
Common Wall		1 100
Story Height		1 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

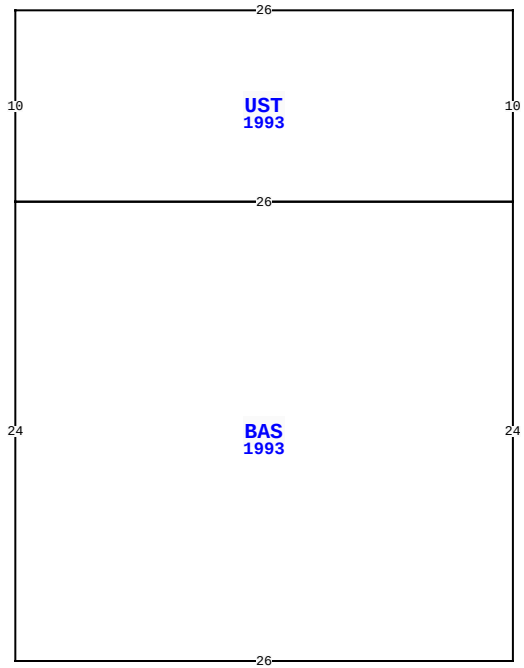
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1993	624	5,516
UST	260	50	1993	130	1,149
TOTALS	884			754	6,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	754	67.9879	17.68	13,331	1985	1985	0	0	0	50.00	50.00

2 BARNS – 100% - 0 Heated Area: 624 HX Base Yr



206 W CARTER LN, FERNANDINA BEACH

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XF DATE		LAND DATE	10/18/2024 KB
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NASSAU COUNTY PROPERTY

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1474/1730	1/29/2007	WD	Q	I	01	100
GRANTOR: CARTER CARLOS & RUBY						
GRANTEE: CARTER CARLOS & RUB						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W26 S10 BAS=[YR=1993] S24 E26 N24 W26$ E26 N10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	1955	1955	3	20	104	
12	0858	SCULP CONC	0	100	0	0	956.00	SF	13.00	13.00	100	2001	2001	3	94	11,682	
13	0530	STBL WD	0	100	38	30	1,140.00	SF	30.00	30.00	100	1981	1981	3	20	6,840	
14	0510	GARAGE WD-	0	100	40	12	480.00	SF	35.00	35.00	100	2001	2001	3	28	4,704	
15	0510	GARAGE WD-	0	100	20	15	300.00	SF	35.00	35.00	100	1999	1999	3	26	2,730	
16	0681	POLE SHED	0	100	23	10	230.00	SF	15.00	15.00	100	1999	1999	3	26	897	
17	0300	BOAT DCK W	0	100	0	0	845.00	SF	40.00	40.00	100	1999	1999	3	26	8,788	
18	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1999	1999	3	20	300	

LAND DESCRIPTION

TOTAL OB/XF 36,045

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/11/2020 BY DJA Total Acres: 7.92 Total Land Value: 264,875 Market: 321,000 Agricultural: 2,375 Common: 262,500 PRINTED 07/30/2025 BY SYS