

NICHOLS JAMES M & KRISTEN CAREY
1365 MISSION SAN CARLOS DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0518-0044-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

16

WD FR STUC 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 70

Interior Floo

11

CLAY TILE 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

1. 100

Units

0 100

Occupancy

00

NONE 100

Quality

06 Quality Level 06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA 03

NEIGHBORHOOD/LOC

3036.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,289

100

2003

2,289

396,312

FGR

528

55

2003

290

50,210

FOP

154

30

2003

46

7,965

PTO

144

5

2003

7

1,212

TOTALS

3,115

2,632

455,698

EXTRA FEATURES

L N

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

0811

CONCRETE B

0 100

0 0

960.00

SF

5.20

5.20

100

2003

2003

3

82

4,093

2

0810

CONCRETE A

0 100

6 4

24.00

SF

6.50

6.50

100

2003

2003

3

82

128

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

RES

100

0003

RSF-1

0.00

0.00

1.00

UT

1.00

1.00

1.00

350,000.00

350,000.00

350,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

350,000

Market:

0

Agricultural:

0

Common:

350,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

01

2,632

122.4336

193.45

509,160

2003

2003

0

0

10.50

89.50

1 SFR CUST - 100% - 2015

Heated Area: 2289

HX Base Yr 2015

VALUATION BY

Tax Group: 8

Tax Dist:

STANDARD

BUILDING MARKET VALUE

455,698

TOTAL MARKET OB/XF VALUE

4,221

TOTAL LAND VALUE - MARKET

350,000

TOTAL MARKET VALUE

809,919

SOH/AGL Deduction

426,870

ASSESSED VALUE

383,049

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

332,327

TOTAL JUST VALUE

809,919

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

789,302

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1944/1893

10/24/2014

WD Q

I

01

365,000

GRANTOR: LACROIX DIANNE M

GRANTEE: NICHOLS JAMES M & K

0989/0839

6/01/2001

WD Q

V

72,000

GRANTOR: BALSAMO ANTHONY SR

GRANTEE: MOSES DIANNE & JOHN

BUILDING NOTES

PTO=[YR=2003] W5 N2 W6 BAS=[YR=2003] W16 S14 W3 N1 W7 S1
W15 S42 FGR=[YR=2003] S24 E22 N24 W22 \$ E31 FOP=[YR=2003]
S1 E22 N7 W22 S6 \$ N6 E21 N36 W11 N14\$ S14 E11 N12 \$.