

BOWERS DIANA MARIE
1591 CARNATION ST
FERNANDINA BEACH, FL 32034

00-00-31-102P-0009-0010

NASSAU COUNTY PROPERTY						PAGE 1 of 1		2	
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 2				Tax Dist:					
BUILDING MARKET VALUE								569,520	
TOTAL MARKET OB/XF VALUE								15,413	
TOTAL LAND VALUE - MARKET								160,000	
TOTAL MARKET VALUE								744,933	
SOH/AGL Deduction								14,797	
ASSESSED VALUE								730,136	
TOTAL EXEMPTION VALUE				HX HB				50,722	
BASE TAXABLE VALUE								679,414	
TOTAL JUST VALUE								744,933	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								747,531	
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
20121892		SWIM POOL			24,300		09/12/2012		
20120185		VINYL FENCE			2,100		02/03/2012		
20111471		NEW CONSTR			301,000		08/26/2011		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2591/0241		9/12/2022		WD	Q	I	01	902,000	
GRANTOR: MIKUS PATRICK J & JOS									
GRANTEE: BOWER DIANA MARIE									
2493/0167		7/23/2021		WD	U	I	11	100	
GRANTOR: THORBURN NANCY M									
GRANTEE: MIKUS PATRICK J & J									
BUILDING NOTES									
BUILDING DIMENSIONS									
FDG=[YR=2012] W23S14W8S7E18 FSP=[YR=2012] S18 BAS=[YR=2012] W20S49E1 FOP=[YR=2012] S8E16 STR=[YR=2012] S2E6N2W6\$ E6N8 W22\$ E30 N34W10N15W1\$ E1S15E10 N33W11\$ E13N21\$ PTR=S62E10 UAT=[YR=2012] S5 FUS=[YR=2012] S15E8 UAT=[YR=2012] S7E9N4W5N3W4\$E4S3E5 S4 E5S4E9N31 W19S5W12\$E12N5W12\$ W10N62\$. 									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
60,000									
Common: 160,000 PRINTED 07/30/2025 BY SYS									