

LOT 6
IN OR 2023/1545
AZALEA TERRACE #1 PB 3/63

CARPENTER JAMES S JR LVG TRUST/CARPENTER JAMES S J
95384 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1080-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

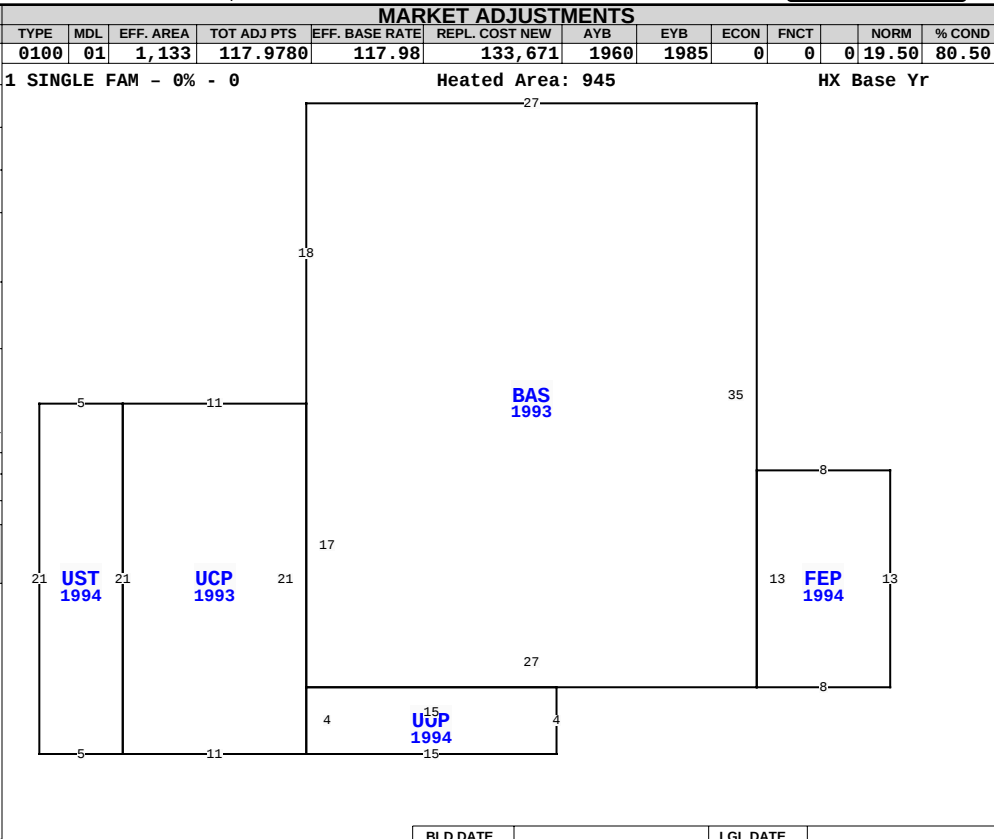
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	1993	945	89,750
FEP	104	80	1994	83	7,883
UCP	231	20	1993	46	4,369
UOP	60	20	1994	12	1,140
UST	105	45	1994	47	4,464

TOTALS	1,445			1,133	107,605
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	43	8		344.00	SF 6.50
2	0351	CARPORT MT	0	0	18	11		198.00	SF 6.60



702 S 15TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	0	43	8		344.00	SF 6.50	100	1960	1960	3	20	447	
2	0351	CARPORT MT	0	0	18	11		198.00	SF 6.60	100	1970	1970	3	20	261	

LAND DESCRIPTION										TOTAL OB/XF							708		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
1	000100	C	RES	0	0006	R-1	86.00	150.00	86.00	FF		1.00	1.00	0.80	2,200.00	1,760.00	1		
REVIEW DATE			01/14/2021	BY	TWA	Total Acres: 0.00			Total Land Value: 151,360			Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		107,605	
TOTAL MARKET OB/XF VALUE		708	
TOTAL LAND VALUE - MARKET		151,360	
TOTAL MARKET VALUE		259,673	
SOH/AGL Deduction		44,570	
ASSESSED VALUE		215,103	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		215,103	
TOTAL JUST VALUE		259,673	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		254,927	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160041	INTERIOR	5,500	01/08/2016
2004598	REPAIR/RRF	5,000	01/03/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2023/1545	11/24/2015	WD	U	I	11	100	
GRANTOR: BLAKE FRANK & JANET							
GRANTEE: CARPENTER JAMES S J							
2015/1526	11/24/2015	WD	Q	I	01	127,000	
GRANTOR: BLAKE FRANK & JANET							
GRANTEE: CARPENTER JAMES S L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W27 S18 UCP=[YR=1993] W11 UST=[YR=1994] W5S21E5 N21\$ S21E11 UOP=[YR=1994] E15N4W15S4\$ N21\$ S17 E27 FEP=[YR=1994] E8N13W8S13\$N35\$.									