LOT 19
IN OR 1925/1103
BEACH HAMMOCK PB 5/154

CARPENTER MARK A & LINDA K
2743 RACHEAL AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1110-0019-0000

BUILDING CHARACTERISTICS

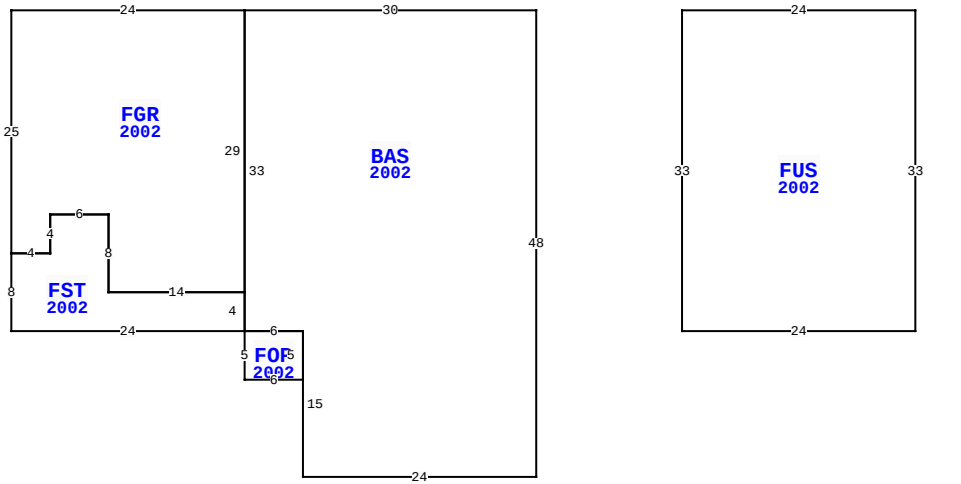
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1062.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	2002	1,350	190,825
FGR	632	55	2002	348	49,191
FOP	30	30	2002	9	1,272
FST	160	55	2002	88	12,439
FUS	792	100	2002	792	111,950
TOTALS	2,964			2,587	365,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,587	119.8512	158.20	409,263	2002	2002	0	0	0	10.65	89.35

1 SNGL FAM – 100% - 2017 Heated Area: 2142 HX Base Yr 2017



2743 RACHEAL AVE, FERNANDINA BEACH

BLD DATE	07/21/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		365,676
TOTAL MARKET OB/XF VALUE		20,261
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		585,937
SOH/AGL Deduction		216,938
ASSESSED VALUE		368,999
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		318,277
TOTAL JUST VALUE		585,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122162	H/AC	2,500	10/19/2012
20122121	SPRAY FOAM INSULA	5,000	10/11/2012
20011698	NEW CONSTR	240,000	07/25/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1925/1103	7/02/2014	WD	Q	I	02	425,000
GRANTOR: INMAN WILLIAM H & LIN						
GRANTEE: CARPENTER MARK A &						
0950/1867	9/27/2000	WD	U	V		76,000
GRANTOR: ALMODOVAR LUIS A & ZA						
GRANTEE: INMAN WILLIAM H & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W30 FGR=[YR=2002] W24 S25 FST=[YR=2002] S8 E24 FOP=[YR=2002] S5 E6 N5 W6 $ N4 W14 N8 W6 S4 W4 $ E4 N4 E6 S8 E14 N29 $ S33 E6 S15 E24 N48 $ PTR= E15 FUS=[YR=2002] E24 S33 W24 N33 $ W15 $.

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	0819	CONC 12"	0	100	17	4	68.00	SF	9.50	9.50	100	2002	2002	3	80	517	
2	0810	CONCRETE A	0	100	0	0	490.00	SF	6.50	6.50	100	2002	2002	3	80	2,548	
3	0810	CONCRETE A	0	100	0	0	2,900.00	SF	6.50	6.50	100	2002	2002	3	80	15,080	
4	0962	SKYLIGHT	0	100	0	0	1.00	UT	500.00	500.00	100	2002	2002	3	80	400	
5	1241	WD DECK G	0	100	10	23	230.00	UT	11.50	11.50	100	2002	2002	3	29	767	
6	1242	WD DECK A	0	100	7	3	21.00	SF	10.00	10.00	100	2002	2002	3	20	42	
7	0855	CONC PAVER	0	100	12	9	108.00	SF	10.00	10.00	100	2005	2005	3	84	907	

LAND DESCRIPTION

TOTAL OB/XF 20,261

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	000100	C	RES	100	0003	R-1	85.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/17/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS