LOT 86
GA FDNA BEACH SUB PB 2/35

725 OCEAN DRIVE LLC
4602 CARLTON DUNES DR UNIT 11
FERNANDINA BEACH, FL 32034

2025

00-00-31-134A-0086-0000

BUILDING CHARACTERISTICS

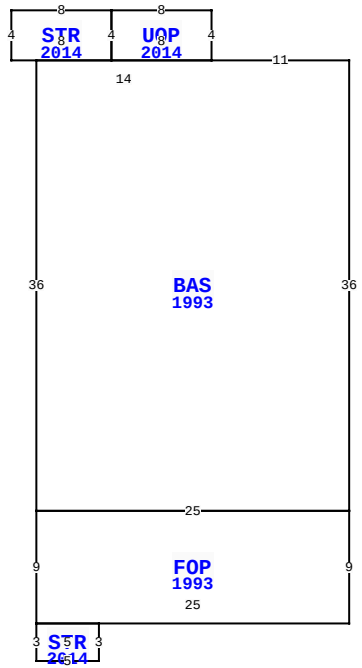
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	07	SPECIAL 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	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	1993	900	155,249
FOP	225	30	1993	68	11,730
STR	15	10	2014	2	345
STR	32	10	2014	3	518
UOP	32	20	2014	6	1,035
TOTALS	1,204			979	168,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	979	137.3274	216.98	212,423	1946	1970	0	0	0	20.50	79.50

1 SFR CUST – 0% - 2024 Heated Area: 900 HX Base Yr



BLD DATE	07/22/2009	RK	LGL DATE	
XF DATE			LAND DATE	04/24/2025 MLU
INC DATE			AG DATE	

725 OCEAN AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	168,876
TOTAL MARKET OB/XF VALUE	343
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,119,219
SOH/AGL Deduction	129,219
ASSESSED VALUE	990,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	990,000
TOTAL JUST VALUE	1,119,219
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	900,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132370	MTL ROOF	6,720	10/09/2013
20131861	REMODEL	103,000	08/07/2013
20080664	H/AC	1,600	04/23/2008
20041886	200 AMP METER CAN	1,000	10/15/2004
19984162	DECK/STAIRS REPLA	1,500	08/14/2998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1049	5/23/2023	WD	U	I	30	100
GRANTOR: CARTER NATHANIEL ASHL						
GRANTEE: 725 OCEAN DRIVE LLC						
2624/0401	2/01/2023	FJ	U	I	11	0
GRANTOR: CARTER JO ANN W EST						
GRANTEE: CARTER NATHANIEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 UOP=[YR=2014] N4 W8 STR=[YR=2014] W8 S4 E8 N4$ S4 E8$ W14 S36 FOP=[YR=1993] S9 STR=[YR=2014] S3 E5 N3 W5$ E25 N9 W25$ E25 N36$.

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	1241	WD DECK G	0	0	6	7	42.00	UT	11.50	11.50	100	2014	2014	3	71	343	

LAND DESCRIPTION

TOTAL OB/XF 343

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	000120	C	RES OCEAN	0	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 09/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS