BLOCK 12 LOTS 1 & 2
OLD TOWN

ROW CARLTON LLC
439 FERRY POINT RD
ANNAPOLIS, MD 22403

2025

00-00-31-1580-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

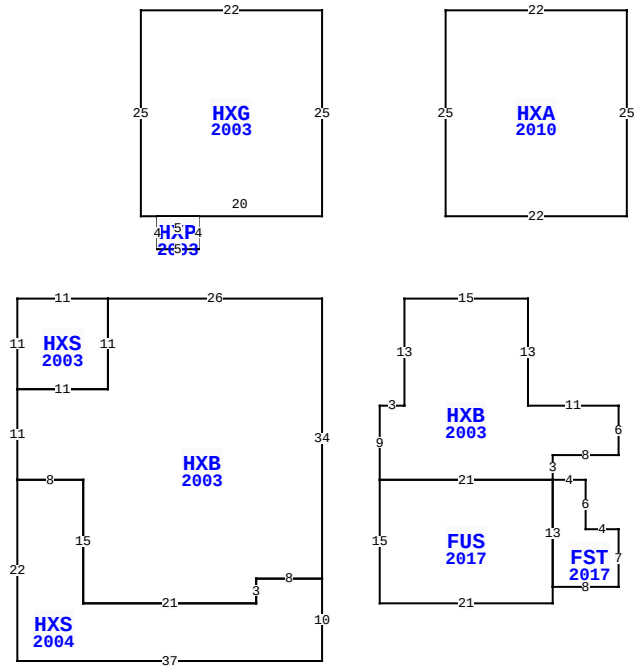
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FST	80	55	2017	44	9,926
FUS	315	100	2017	315	71,065
HXA	550	100	2010	550	124,082
HXB	432	100	2003	432	97,460
HXB	1,104	100	2003	1,104	249,066
HXG	550	55	2003	302	68,132
HXP	20	30	2003	6	1,354
HXS	121	40	2003	48	10,829
HXS	403	40	2004	161	36,322
TOTALS	3,575			2,962	668,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,962	158.6494	250.67	742,485	2003	2003	0	0	0	10.00	90.00

1 SFR CUST – 0% - 0 Heated Area: 2401 HX Base Yr



1016 SAN FERNANDO ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0810	CONCRETE A	0	0	0	0	1,068.00	SF	6.50	6.50	100	2003	2003	3	82	5,692	
3	0810	CONCRETE A	0	0	4	8	32.00	SF	6.50	6.50	100	2003	2003	3	82	171	
4	1241	WD DECK G	0	0	23	4	92.00	UT	11.50	11.50	100	2003	2003	3	30	317	
5	1242	WD DECK A	0	0	4	8	32.00	SF	10.00	10.00	100	2003	2003	3	20	64	
6	1242	WD DECK A	0	0	4	5	20.00	SF	10.00	10.00	100	2003	2003	3	20	40	
7	1242	WD DECK A	0	0	3	4	12.00	SF	10.00	10.00	100	2003	2003	3	20	24	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	668,236
TOTAL MARKET OB/XF VALUE	9,318
TOTAL LAND VALUE - MARKET	262,824
TOTAL MARKET VALUE	940,378
SOH/AGL Deduction	29,269
ASSESSED VALUE	911,109
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	911,109
TOTAL JUST VALUE	940,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	885,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162942	2ND FLR	50,000	10/27/2016
20033675	H/AC	3,000	08/14/2003
20033365	NEW CONSTR	10,000	06/27/2003
20033150	NEW CONSTR	2,000	05/27/2003
20032942	NEW CONSTR	207,000	04/17/2003
20032755	OTHER	1,000	03/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2505/0447	10/13/2021	WD	Q	I	01	895,000
GRANTOR: LEHOSIT CHARLES JR &						
GRANTEE: ROW CARLTON LLC						
2075/1219	10/03/2016	WD	Q	I	05	380,000
GRANTOR: JONES VERNON & REBECC						
GRANTEE: LEHOSIT CHARLES JR						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=2003] W26 HXS=[YR=2003] W11 S11 E11 N11 $ S11 W11 S11 HXS=[YR=2004] S22 E37 N10 W8 S3 W21 N15 W8 $ E8 S15 E21 N3 E8 N34 $ PTR= E10 HXB=[YR=2003] E15 S13 E11 S6 W8 S3 FST=[YR=2017] E4 S6 E4 S7 W8 FUS=[YR=2017] S2 W21 N15 E21 S13$ N13$ W21 N9 E3 N13$ W10 $ PTR= N10 HXG=[YR=2003] N25 W22 S25 E2 HXP=[YR=2003] S4 E5 N4 W5 $ E20 $ S10 $ PTR= E15 N10 HXA=[YR=2010] N25 E22 S25 W22 $ S10 W15 $.

LAND DESCRIPTION

TOTAL OB/XF 9,318

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	0	0010	OT-1	46.00	93.00	46.60	FF		1.00	1.00	1.20	4,700.00	5,640.00	262,824							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 262,824 Market: 0 Agricultural: 0 Common: 262,824 PRINTED 07/30/2025 BY SYS