

BLOCK 136 LOT N1/2 OF 5 &
S1/2 OF S1/2 OF 6
IN OR 1812/1943

CARLTON CATHERINE LVG TRUST/CARLTON CATHERINE A TR
100 MORAVIAN RD
CARROLTON, OH 44615

2025

00-00-31-1800-0136-0051



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 70
Roof Cover	01	MINIMUM 30
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
---------	--	----------	----

NEIGHBORHOOD/LOC	1001.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,304	100	1993	1,304	138,196
FOP	84	30	2009	25	2,650
UCP	444	20	1993	89	9,432
UGR	330	45	2009	148	15,685
UOP	48	20	1993	10	1,060
UOP	175	20	1993	35	3,709
UST	70	45	2009	32	3,391

TOTALS	2,455			1,643	174,123
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	4	21	84.00	SF	6.50	6.50	109
2	0810	CONCRETE A	0	0	47	10	470.00	SF	6.50	6.50	1,161
3	0819	CONC 12"	0	0	4	2	8.00	SF	9.50	9.50	15
4	0810	CONCRETE A	0	0	3	11	33.00	SF	6.50	6.50	82
5	1243	WD DECK F	0	0	8	11	88.00	SF	3.20	3.20	56
6	0810	CONCRETE A	0	0	29	9	261.00	SF	6.50	6.50	1,510

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0	0003	R-2	75.00	100.00	75.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,643	119.7480	119.75	196,749	1925	2000	0	0	11.50	88.50
1 SINGLE FAM - 0% - 0 Heated Area: 1304 HX Base Yr											
427 S 7TH ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/22/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			174,123
TOTAL MARKET OB/XF VALUE			2,933
TOTAL LAND VALUE - MARKET			255,000
TOTAL MARKET VALUE			432,056
SOH/AGL Deduction			70,877
ASSESSED VALUE			361,179
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			361,179
TOTAL JUST VALUE			432,056
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			409,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102057	ELEC REPAIR EMERG	1,000	12/01/2010
20080303	ELEC GARAGE NC	500	03/09/2009
20090132	GARAGE	18,000	01/29/2009
20081849	OTHER	2,375	12/29/2008
20011281	REPAIR/RRF	9,000	06/05/2001
2003084	FENCE	1,549	05/25/2000

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1812/1943	8/30/2012	WD U	I 30
GRANTOR: CARLTON RICHARD A & C			
GRANTEE: CARLTON CATHERINE A			
1513/0314	7/18/2007	TD Q	I
GRANTOR: DRUMMETER MARK E TRUS			
GRANTEE: CARLTON RICHARD A &			

BUILDING NOTES			
BUILDING DIMENSIONS			
UCP=[YR=1993] W18 UOP=[YR=1993] W8 S6 BAS=[YR=1993] W13 N6 W11 S17 W2 S16 UOP=[YR=1993] S7 E25 N7 W25 \$ E25 S18 E13 N45 W12 \$ E8 N6 \$ S6 E4 S24 E14 N30 \$ PTR=N20 UGR=[YR=2009] N22W15 UST=[YR=2009] W7S10 FOP=[YR=2009] S12E7N12W7\$E7N10\$S22 E15\$ S20\$.			