

LOT 18
IN OR 2229/1172
CEDAR POINT UNIT 2 PBK 4/107

CARR CHARLES W &/HOLLAND JULIA D
4 HARRISON CREEK ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-030B-0018-0000



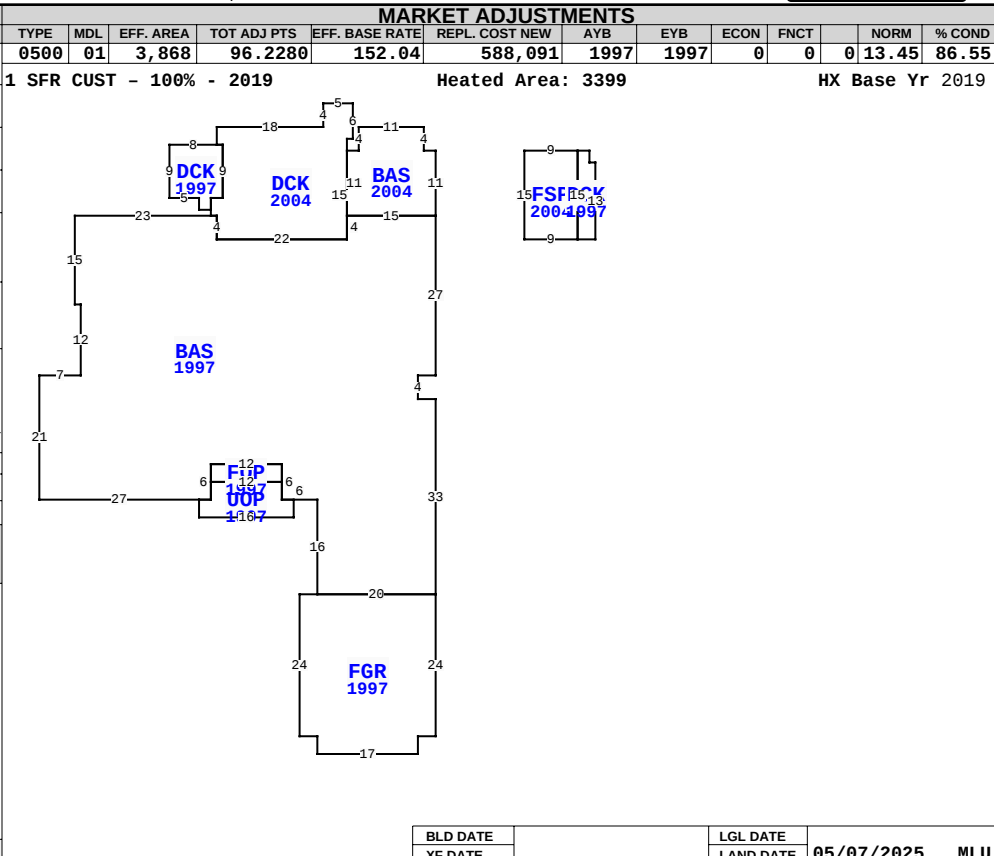
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,190	100	1997	3,190	419,774
BAS	209	100	2004	209	27,502
DCK	43	10	1997	4	526
DCK	85	10	1997	8	1,052
DCK	434	10	2004	43	5,659
FGR	603	55	1997	332	43,688
FOP	36	30	1997	11	1,447
FSP	135	40	2004	54	7,106
UOP	84	20	1997	17	2,237
TOTALS	4,819			3,868	508,993

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0504	FP-ELECTRI
2	1126	CB/STC 8"
3	0835	QUARY TILE
4	0855	CONC PAVER
5	0855	CONC PAVER

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C



TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION
1	0504	FP-ELECTRI
2	1126	CB/STC 8"
3	0835	QUARY TILE
4	0855	CONC PAVER
5	0855	CONC PAVER

NASSAU COUNTY PROPERTY		
PAGE 1 of 1		
VALUATION BY	STANDARD	
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE	508,993	
TOTAL MARKET OB/XF VALUE	16,285	
TOTAL LAND VALUE - MARKET	800,000	
TOTAL MARKET VALUE	1,325,278	
SOH/AGL Deduction	276,772	
ASSESSED VALUE	1,048,506	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	997,784	
TOTAL JUST VALUE	1,325,278	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	1,202,484	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603465	NEW CONSTR	315,000	11/01/1996

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2229/1172	10/09/2018	WD Q	I 02
GRANTOR: WALTON LELAND SCOTT &			
GRANTEE: CARR CHARLES W & HO			
2046/0006	5/16/2016	WD Q	I 01
GRANTOR: BRIDGEWATER ERLE S &			
GRANTEE: WALTON LELAND SCOTT			

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=2004] W2 N4 W11 S4 W2 DCK=[YR=2004] N2 E1 N6 W5 S4 W18 S3 DCK=[YR=1997] W8 S9 E5 S2 E2 N2 E2 N9 W1 \$ E1 S9 W2 S3 BAS=[YR=1997] W23 S15 E1 S12 W7 S21 E27 UOP=[YR=1997] S3 E16 N3 W2 N3 FOP=[YR=1997] N3 W12 S3 E12 \$ W12 S3 W2 \$ E2 N6 E12 S6 E6 S16 FGR=[YR=1997] W3 S24 E3 S3 E17 N3 E3 N24 W20 \$ E20 N33 W3 N4 E3 N27 W15 S4 W22 N4 W1 \$ E1 S4 E22 N15 \$ S11 E15 N11 \$ PTR= E15 FSP2004 = E9 DCK=[YR=1997] E2 S2 E1 S13 W3 N15 \$ S15 W9 N15 \$ W15 \$.			