

LOT 31
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

TURNER CHRISTINE N L/E/
83030 CARRIE CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0559-0031-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
CONSTRUCTION						VALUATION SUMMARY												PAGE 1 of 1											
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD													
Exterior Wall	31	HARDIE BRD 100	0900	01	2,354	116.3260	153.55	361,457	2018	2018	0	0	0	2.50	97.50	VALUATION BY													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2019												Heated Area: 1974						HX Base Yr 2019								
Roof Cover	03	COMP SHNGL 90													Tax Group: 4						Tax Dist:								
Roof Cover	13	STAND SEAM 10													BUILDING MARKET VALUE						352,421								
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE						12,201								
Interior Floo	11	CLAY TILE 60													TOTAL LAND VALUE - MARKET						85,000								
Interior Floo	14	CARPET 40													TOTAL MARKET VALUE						449,622								
Air Condition	03	CENTRAL 100													SOH/AGL Deduction						150,260								
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE						299,362								
Bedrooms	04	3 100													TOTAL EXEMPTION VALUE						HX HB VX WX 13 293,802								
Bathrooms	04	2 100													BASE TAXABLE VALUE						5,560								
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE						449,622								
Stories	1.	1. 100	NCON VALUE						0																				
Units	0	0 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE						422,927																				
Quality			03	Quality Level 03																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA			04																						
NEIGHBORHOOD/LOC			4146.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,974	100	2018	1,974	295,530																								
FGR	465	55	2018	256	38,326																								
FOP	146	30	2018	44	6,587																								
FSP	160	40	2018	64	9,581																								
FST	15	55	2018	8	1,197																								
PTO	160	5	2018	8	1,197																								
TOTALS			2,920		2,354	352,421																							
EXTRA FEATURES						83030 CARRIE CT, FERNANDINA BEACH																							
L N	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	0855	CONC PAVER	0	100	12	3	36.00	SF	10.00	10.00	100	2018	2018	3	97	349													
2	0855	CONC PAVER	0	100	0	0	511.00	SF	10.00	10.00	100	2018	2018	3	97	4,957													
3	0911	SCRN RM A	0	100	16	10	160.00	SF	17.50	17.50	100	2018	2018	3	78	2,184													
4	0462	ST/AL FNC	0	100	132	0	528.00	SF	10.00	10.00	100	2018	2018	3	84	4,435													
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276													
TOTAL OB/XF 12,201																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000												
REVIEW DATE 03/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																													