

LOT 32
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

MCPHERSON MELINDA
83029 CARRIE COURT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0559-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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	2,241	100	2016	2,241	327,953
FGR	436	55	2016	240	35,123
FOP	150	30	2016	45	6,586
FSP	171	40	2019	68	9,951
FST	15	55	2016	8	1,171
TOTALS	3,013			2,602	380,783

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	0	566.00	SF	10.00	10.00	100	2016	2016	3	95	5,377	
2	0855	CONC PAVER	0	100	0	0	78.00	SF	10.00	10.00	100	2016	2016	3	95	741	
3	0855	CONC PAVER	0	100	19	10	190.00	SF	10.00	10.00	100	2016	2016	3	95	1,805	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,602	115.4880	152.44	396,649	2016	2016	0	0	4.00	96.00
1 SNGL FAM - 100% - 2023											
Heated Area: 2241											
HX Base Yr 2023											

83029 CARRIE CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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TOTAL OB/XF											
11,318											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		380,783	
TOTAL MARKET OB/XF VALUE		11,318	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		477,101	
SOH/AGL Deduction		29,143	
ASSESSED VALUE		447,958	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		397,236	
TOTAL JUST VALUE		477,101	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		448,880	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631535	CO ISSUED	0	04/29/2016
B1531535	NEW CONSTR	279,926	12/10/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2584/1076	8/16/2022	WD	Q	I	01
GRANTOR: WYSE DAVID LEWIS & MA					
GRANTEE: MCPHERSON MELINDA					
2046/1179	5/13/2016	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: WYSE DAVID LEWIS &					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2016] W3 FSP=[YR=2019] N9 W19 S9 E19\$ W19 N9 W18 S64 E2 S2 FOP=[YR=2016] S8 E18 FGR=[YR=2016] S5 E20 N23 W12 FST=[YR=2016] W5 S3 E5 N3\$ S3 W8 S15\$ N10 W7 S2 W2 S1 W8 N1 W1\$ E1 S1 E8 N1 E2 N2 E7 N5 E3 N3 E17 N47\$.		