LOT 34
IN OR 2113/1994
FLORIDIAN ENCLAVE AT FLORA

DAVIS DUANE M L/E/
83011 CARRIE CT
FERNANDINA BEACH, FL 32034

**2025**

**26-2N-28-0559-0034-0000**

## BUILDING CHARACTERISTICS

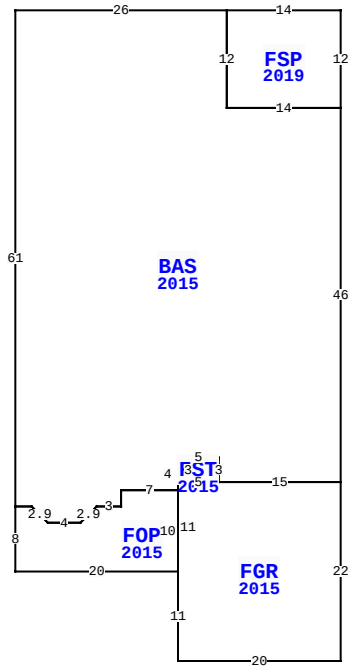
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 90 |
| Roof Cover | 13 | STAND SEAM 10 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 | 2,195 | 100 | 2015 | 2,195 | 316,111 |
| FGR | 440 | 55 | 2015 | 242 | 34,852 |
| FOP | 162 | 30 | 2015 | 49 | 7,056 |
| FSP | 168 | 40 | 2019 | 67 | 9,649 |
| FST | 15 | 55 | 2015 | 8 | 1,152 |
| TOTALS | 2,980 | | | 2,561 | 368,820 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,561 | 114.2400 | 150.80 | 386,199 | 2015 | 2015 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SNGL FAM – 100% - 2017 Heated Area: 2195 HX Base Yr 2017




83011 CARRIE CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/23/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 368,820 |
| TOTAL MARKET OB/XF VALUE | | 13,884 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 467,704 |
| SOH/AGL Deduction | | 157,998 |
| ASSESSED VALUE | | 309,706 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 258,984 |
| TOTAL JUST VALUE | | 467,704 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 440,185 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1529981 | CO ISSUED | 0 | 06/17/2015 |
| B1529981 | NEW CONSTR | 272,176 | 02/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2113/1994 | 4/12/2017 | LE | U | I | 11 | 100 |
| GRANTOR: DAVIS DUANE M | | | | | | |
| GRANTEE: DAVIS DUANE M L/E | | | | | | |
| 2042/0927 | 4/25/2016 | WD | Q | I | 01 | 312,100 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: DAVIS DUANE M | | | | | | |

## BUILDING NOTES

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 511.00 | SF | 10.00 | 10.00 | 100 | 2015 | 2015 | 3 | 95 | 4,855 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 19 | 4 | 76.00 | SF | 10.00 | 10.00 | 100 | 2015 | 2015 | 3 | 95 | 722 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2015 | 2015 | 3 | 96 | 3,360 | |
| 4 | 0462 | ST/AL FNC | 0 | 100 | 150 | 0 | 600.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 78 | 4,680 | |
| 5 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2016 | 2016 | 3 | 89 | 267 | |

## BUILDING DIMENSIONS

FSP=[YR=2019] W14 BAS=[YR=2015] W26 S61 FOP=[YR=2015] S8 E20 FGR=[YR=2015] S11 E20 N22 W15 FST=[YR=2015] N3 W5 S3 E5$ W5 S11$ N10 W7 S2 W3 D2 L2 W4 U2 L2 W2$ E2 D2 R2 E4 U2 R2 E3 N2 E7 N4 E5 S3 E15 N46 W14 N12$ S12 E14 N12$.

## LAND DESCRIPTION

TOTAL OB/XF 13,884

| 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 | 000134 | C | RES POND | 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