LOT 29
IN OR 1473/162
OAK HILL ESTATES #2 PB 5/134

CARTER JOSEPH LOYD
95070 LOUISE COURT
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

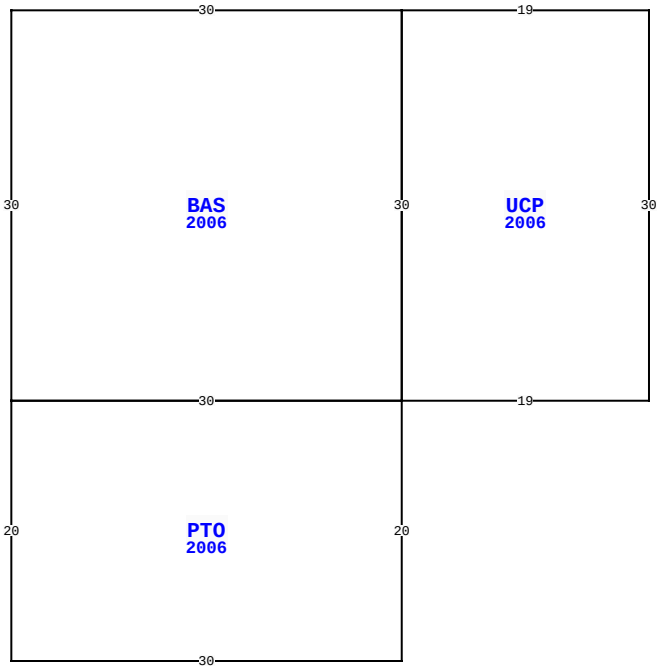
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2006	900	9,891
PTO	600	5	2006	30	330
UCP	570	20	2006	114	1,253
TOTALS	2,070			1,044	11,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,044	59.4000	21.98	22,947	1994	1994	0	0	0	50.00	50.00

3 GARAGE RES – 100% - 2007 Heated Area: 900 HX Base Yr 2007



95070 LOUISE CT, FERNANDINA BEACH

BLD DATE	04/23/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,724
TOTAL MARKET OB/XF VALUE		2,787
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		349,511
SOH/AGL Deduction		171,467
ASSESSED VALUE		178,044
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,322
TOTAL JUST VALUE		349,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429206	CO ISSUED	0	11/24/2014
B1429206	NEW CONSTR	200,273	08/01/2014
7669	MH MOVE-ON	12,000	01/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/0162	1/22/2007	WD	Q	I	06	100
GRANTOR: JOHNSON STEPHEN C & P						
GRANTEE: CARTER JOSEPH LLOYD						
0643/0366	12/04/1991	AD	U	I	11	30,000
GRANTOR: JOHNSON STEPHEN & P						
GRANTEE: CARTER JOSEPH LOYD						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2006] W19 BAS=[YR=2006] W30 S30 PTO=[YR=2006] S20 E30 N20 W30$ E30 N30$ S30 E19 N30$.

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	0811	CONCRETE B	0	100	0	0	545.00	SF	5.20	5.20	100	2000	2000	3	77	2,182	
2	0810	CONCRETE A	0	100	0	0	99.00	SF	6.50	6.50	100	2014	2014	3	94	605	

LAND DESCRIPTION

TOTAL OB/XF 2,787

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	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 02/20/2019 BY KWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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	06	Quality Level 06

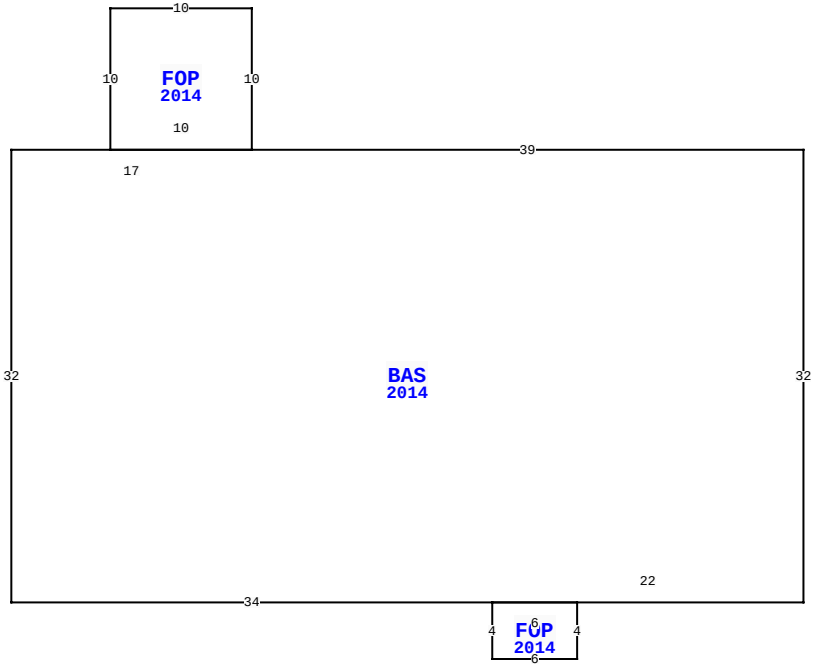
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	2014	1,792	216,282
FOP	24	30	2014	7	845
FOP	100	30	2014	30	3,620
TOTALS	1,916			1,829	220,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,829	126.3850	126.38	231,149	2014	2014	0	0	0	4.50	95.50

4 SINGLE FAM – 100% - 2007 Heated Area: 1792 HX Base Yr 2007



95070 LOUISE CT, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	HX HB	50,722
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TOTAL JUST VALUE		349,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/0162	1/22/2007	WD	Q	I	06	100
GRANTOR: JOHNSON STEPHEN C & P						
GRANTEE: CARTER JOSEPH LLOYD						
0643/0366	12/04/1991	AD	U	I	11	30,000
GRANTOR: JOHNSON STEPHEN & P						
GRANTEE: CARTER JOSEPH LOYD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W39 FOP=[YR=2014] N10 W10 S10 E10 $ W17 S32 E34 FOP=[YR=2014] S4 E6 N4 W6 $ E22 N32 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/20/2019 BY KWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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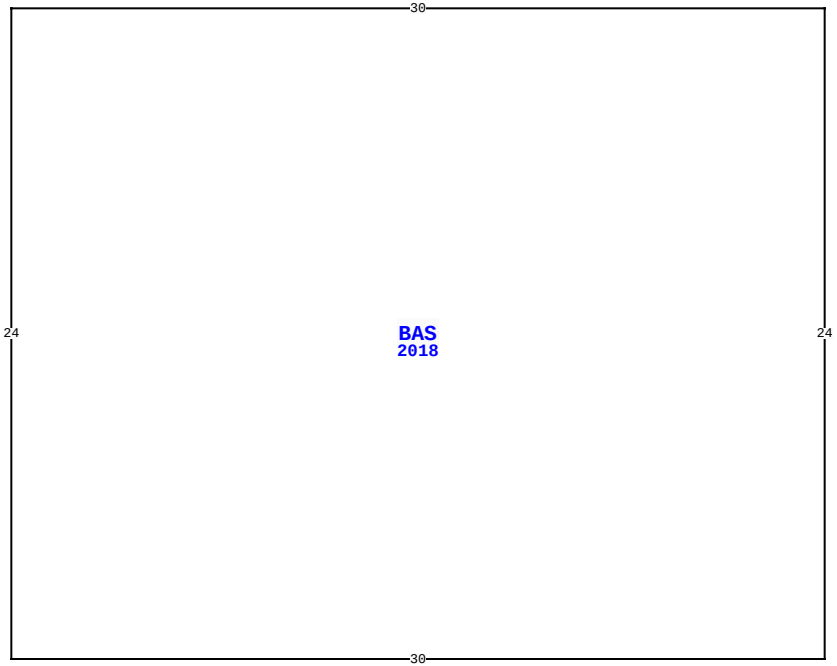
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2018	720	14,503
TOTALS	720			720	14,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	60.5000	22.38	16,114	2015	2015	0	0	0	10.00	90.00

5 GARAGE RES – 100% - 2007 Heated Area: 720 HX Base Yr 2007



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0643/0366	12/04/1991	AD	U	I	11	30,000
GRANTOR: JOHNSON STEPHEN & P						
GRANTEE: CARTER JOSEPH LOYD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S24 E30 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/20/2019 BY KWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS