

CARVER STEPHEN & KRISTA ANGELIQUE
96100 STONEY DRIVE
FERNANDINA BEACH, FL 32034

38-2N-27-1331-0054-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION09900MDL01EFF. AREA2,007TOT ADJ PTS104.0760EFF. BASE RATE137.38REPL. COST NEW275,722AYB2005EYB2005ECON0FNCT0NORM9.15% COND90.85Exterior Wall10ABOVE AVG 70Exterior Wall16WD FR STUC 30Roof Structure03GABLE/HIP 100Roof Cover03COMP SHNG L 100Interior Wall05DRYWALL 100Interior Floo11CLAY TILE 50Interior Floo12HARDWOOD 50Air Condition03CENTRAL 100Heating Type Bedrooms04AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame Stories Units02WOOD FRAME 1001. 1000 100Occupancy00NONE 100Quality01Quality Level 01DOR CODE0100SINGLE FAMILYMAP NUMMKT AREAMAP NO04NEIGHBORHOOD/LOC4045.00BASFGRFOP1,71110020051,711213,54951755200528435,44640302005121,498TOTALS2,2682,007250,493EXTRA FEATURESBLD DATE03/03/2023NWLFGL DATELAND DATEAG DATEINC DATE

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

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TOTAL OB/XF25,117

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE250,493TOTAL MARKET OB/XF VALUE25,117TOTAL LAND VALUE - MARKET65,000TOTAL MARKET VALUE340,610SOH/AGL Deduction0ASSESSED VALUE340,610TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE289,888TOTAL JUST VALUE340,610NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE329,378SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE2752/102011/25/2024WDDQII01390,000GRANTOR:PARRISH JOSEPH BGRANTEE:CARVER STEPHEN & KR2286/14037/01/2019WDDQII02249,000GRANTOR: JANETOS LISA RGRANTEE:PARRISH JOSEPH BBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2005] W45 S34 FGR=[YR=2005] S28 E19 N22 W1 N3 W3 N3 W15\$ E15 S3 E3 S3 E1 N1 E4 FOP=[YR=2005] S4 E10 N4 W10\$ E10 S3 E12 N42\$.LAND DESCRIPTIONTOTAL OB/XF25,117LNUSE CODECLS Land USE DescriptionCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUINIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES100RSF-10.000.001.00LT1.001.001.0065,000.0065,000.0065,000REVIEW DATE08/04/2020BYNWA Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/30/2025 BY SYS