CASE #2013-CP-4 OR 1834/1044
(PARCEL D)
R673957

WHITE PRECIOUS C &/DATSOMOR CORDELIA R
96102 LARIAT STREET
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0018-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

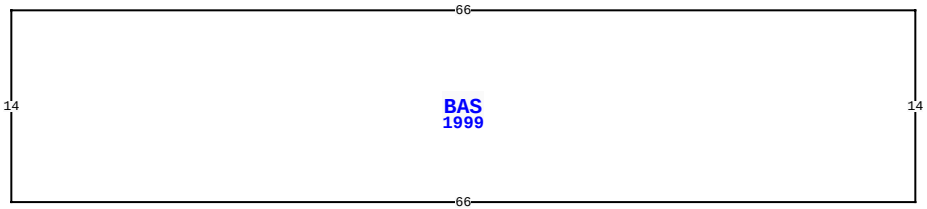
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1999	924	9,940
TOTALS	924			924	9,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	924	53.7900	43.03	39,760	1984	1984	0	0	25	70.00	25.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



96067 RED TIP LN, FERNANDINA BEACH

BLD DATE		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	9,940
TOTAL MARKET OB/XF VALUE	64
TOTAL LAND VALUE - MARKET	34,000
TOTAL MARKET VALUE	44,004
SOH/AGL Deduction	23,273
ASSESSED VALUE	20,731
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,731
TOTAL JUST VALUE	44,004
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0658/0238	5/13/1992	WD	Q	V	01	100

GRANTOR: CALHOUN & COLEMAN
GRANTEE: CALHOUN RICHARD B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W66 S14 E66 N14$.

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	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	1999	1999	3	20	64	

LAND DESCRIPTION

TOTAL OB/XF 64

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	0	0005	OR	0.00	0.00	0.50	AC		1.00	1.00	0.80	85,000.00	68,000.00	34,000							

REVIEW DATE 02/03/2021 BY KWX Total Acres: 0.50 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 07/30/2025 BY SYS