IN OR 969/1303
ESMT MAINT AGMT PT OR 661/336
EX 3-4

CARTER J PAUL
96060 AZALEA LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

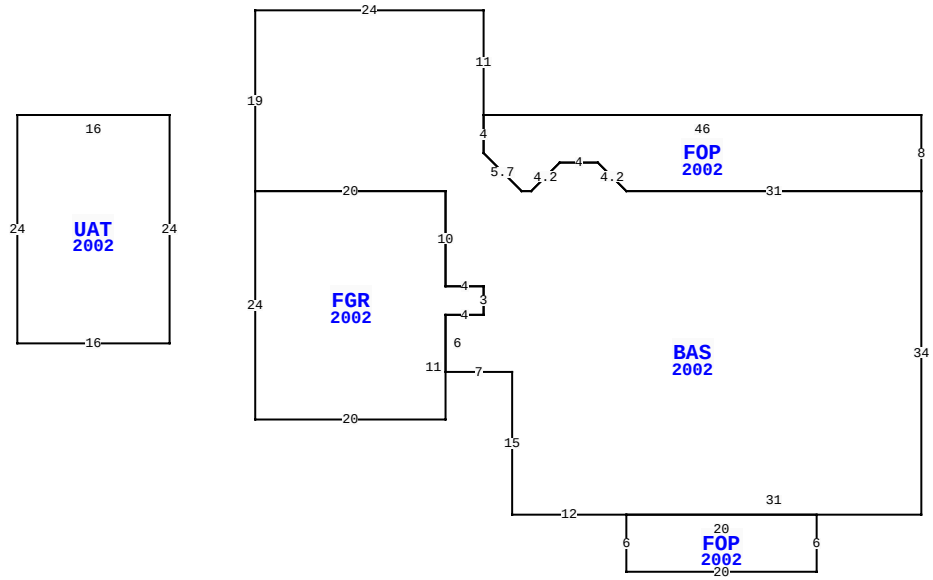
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,068	100	2002	2,068	288,610
FGR	492	55	2002	271	37,821
FOP	120	30	2002	36	5,025
FOP	339	30	2002	102	14,235
UAT	384	10	2002	38	5,303
TOTALS	3,403			2,515	350,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,515	116.8272	154.21	387,838	2002	2005	0	0	0	9.50	90.50

3 SNGL FAM – 100% - 2003 Heated Area: 2068 HX Base Yr 2003



96060 AZALEA LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		381,543
TOTAL MARKET OB/XF VALUE		25,236
TOTAL LAND VALUE - MARKET		257,250
TOTAL MARKET VALUE		664,029
SOH/AGL Deduction		226,155
ASSESSED VALUE		437,874
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		387,152
TOTAL JUST VALUE		664,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006437	REPAIR/RRF	21,127	08/01/2020
B1328090	GARAGE	39,368	12/01/2013
E018224	NEW CONSTR	4,800	07/01/2001
B0108399	NEW CONSTR	104,911	06/01/2001
B018049	ADDITION	118,425	03/01/2001
984751	NEW CONSTR	120,000	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0990/1535	6/08/2001	QC	Q	I	01	100
GRANTOR: CARTER J PAUL & BECKY						
GRANTEE: CARTER J PAUL						
0969/1303	2/06/2001	QC	Q	I	06	100
GRANTOR: WINGE CHARLES E						
GRANTEE: CARTER J PAUL & BEC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2002] W46 BAS=[YR=2002] N11 W24 S19 FGR=[YR=2002] S24 E20 N11 E4 N3 W4 N10 W20 $ E20 S10 E4 S3 W4 S6 E7 S15 E12 FOP=[YR=2002] S6 E20 N6 W20 $ E31 N34 W31 U3 L3 W4 D3 L3 W1 U4 L4 N4 $ S4 D4 R4 E1 U3 R3 E4 D3 R3 E31 N8 $ PTR= W95 UAT=[YR=2002] E16 S24 W16 N24 $ E95$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,040.00	SF	4.00	4.00	100	2002	2002	3	80	3,328	
3	0812	CONCRETE C	0	100	0	0	1,677.00	SF	4.00	4.00	100	2003	2003	3	82	5,501	
4	1242	WD DECK A	0	100	35	12	420.00	SF	10.00	10.00	100	2003	2003	3	20	840	
5	0811	CONCRETE B	0	100	26	37	962.00	SF	5.20	5.20	100	2009	2009	3	89	4,452	
6	0300	BOAT DCK W	0	100	100	5	500.00	SF	40.00	40.00	100	2003	2003	3	30	6,000	
7	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	100	2003	2003	3	30	1,560	
8	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2003	2003	3	20	180	
9	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2003	2003	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 25,236

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	000131	C	RES CREEK	100		RSF-	1175.00	300.00	1.47	AC		1.00	1.00	1.00	175,000.00	175,000.00	257,250							

REVIEW DATE 01/11/2019 BY KWX Total Acres: 1.47 Total Land Value: 257,250 Market: 0 Agricultural: 0 Common: 257,250 PRINTED 07/30/2025 BY SYS

IN OR 969/1303
ESMT MAINT AGMT PT OR 661/336
EX 3-4

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NASSAU COUNTY PROPERTY

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

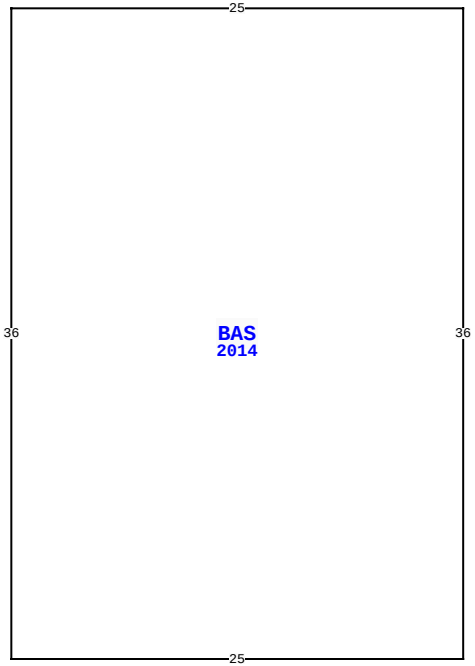
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2014	900	30,550
TOTALS	900			900	30,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	103.0860	38.14	34,326	2014	2014	0	0	0	11.00	89.00

4 GARAGE RES – 100% - 2003 Heated Area: 900 HX Base Yr 2003



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XF DATE		LAND DATE	05/07/2025 MLU
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BASE TAXABLE VALUE		387,152
TOTAL JUST VALUE		664,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6704	GARAGE	19,952	09/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0990/1535	6/08/2001	QC	Q	I	01	100
GRANTOR: CARTER J PAUL & BECKY						
GRANTEE: CARTER J PAUL						
0969/1303	2/06/2001	QC	Q	I	06	100
GRANTOR: WINGE CHARLES E						
GRANTEE: CARTER J PAUL & BEC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W25 S36 E25 N36 $.

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 01/11/2019 BY KWX Total Acres: 1.47 Total Land Value: 257,250 Market: 0 Agricultural: 0 Common: 257,250 PRINTED 07/30/2025 BY SYS