

LOT 5
IN OR 2095/1084
CREEKSIDE #2 PB 7/32

CARTER MARILYN F
96068 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2025

51-3N-27-0262-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	08	SHT VINYL 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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4037.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	2008	1,900	238,299
FGR	498	55	2008	274	34,365
FOP	64	30	2008	19	2,383
FSP	290	40	2013	116	14,549
TOTALS	2,752			2,309	289,595

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0	0	0	1,272.00	SF	4.00	

1 SNGL FAM - 0% - 0

Heated Area: 1900

HX Base Yr

BLD DATE 03/03/2023 NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/15/2023 MLU

TOTAL OB/XF									
6,297									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					289,595				
TOTAL MARKET OB/XF VALUE					6,297				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					370,892				
SOH/AGL Deduction					55,715				
ASSESSED VALUE					315,177				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					315,177				
TOTAL JUST VALUE					370,892				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					357,053				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009318	REPAIR/RRF	15,036	10/06/2020
M13285	MECH OTHER	0	09/01/2007
C20383	CO ISSUED	0	08/01/2007
E19897	ELEC OTHER	2,000	08/01/2007
R10633	REPAIR/RRF	2,800	08/01/2007
B20383	NEW CONSTR	178,794	08/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2095/1084	1/19/2017	WD	Q	I	01	195,000	
GRANTOR: MJJJD PROPERTIES LLC							
GRANTEE: CARTER JAMES W & MA							
2084/1224	11/15/2016	SW	U	I	12	140,300	
GRANTOR: NATIONSTAR MORTGAGE L							
GRANTEE: MJJJD PROPERTIES LL							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
BAS=[YR=2008] W17 FSP=[YR=2013] N9 W34 S9 E12 U2 R2 E6
D2 R2 E12\$ W12 U2 L2 W6 D2 L2 W15 S32 FGR=[YR=2008] S26
E21 N22 W12 N4 W9 \$ E9 S4 E22 FOP=[YR=2008] S4 E10 N4 W2 N4
W6 S4 W2\$ E2 N4 E6 S4 E15 N36\$.