LOT 46
ISLAND GROVE PHASE 2 PB 5/49

CARTER CAROL R L/E/
2125 JEKYLL COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0046-0000

BUILDING CHARACTERISTICS

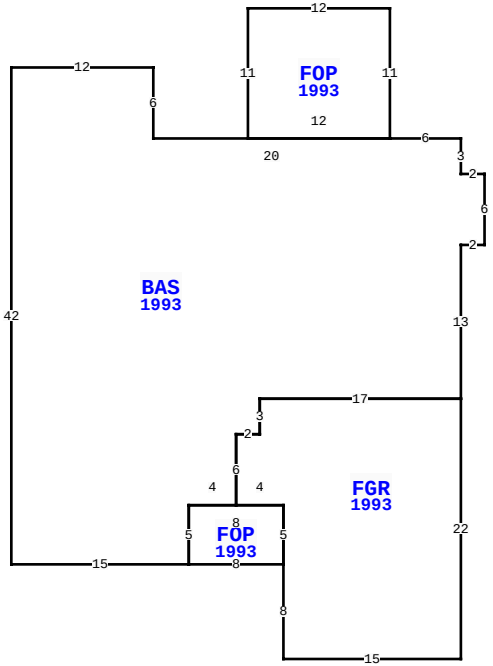
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,172	100	1993	1,172	176,105
FGR	360	55	1993	198	29,752
FOP	40	30	1993	12	1,803
FOP	132	30	1993	40	6,010
TOTALS	1,704			1,422	213,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,422	131.0816	182.20	259,088	1985	1985	0	0	0	17.53	82.47

1 SNGL FAM 100% - 1986 Heated Area: 1172 HX Base Yr 1986



2125 JEKYLL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		213,670
TOTAL MARKET OB/XF VALUE		1,890
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		420,560
SOH/AGL Deduction		327,712
ASSESSED VALUE		92,848
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		36,437
TOTAL JUST VALUE		420,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2612/1884	1/06/2023	WD	U	I	11	100
GRANTOR: CARTER CAROL R						
GRANTEE: CARTER SHANNON L						
0468/0683	9/26/1985	WD	U	I	11	100
GRANTOR: TOLLISION HUGH K SR						
GRANTEE: JOHUBOKE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N3 W6 FOP=[YR=1993] N11 W12 S11 E12 $ W20 N6 W12 S42 E15 FOP=[YR=1993] E8 FGR=[YR=1993] S8 E15 N22 W17 S3 W2 S6 E4 S5 $ N5 W8 S5 $ N5 E4 N6 E2 N3 E17 N13 E2 N6 $.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 1,890

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		RSF-2	90.00	121.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS