

LOT 13
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

NGWENYA MARY C
96049 CARIBBEAN CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0315-0013-0000



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality 03 Quality Level 03
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 2027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,583	100	2004	1,583	214,260
FGR	462	55	2004	254	34,379
FOP	35	30	2004	10	1,353
FSP	242	40	2004	97	13,129
FUS	1,007	100	2004	1,007	136,298

TOTALS 3,329 2,951 399,419

EXTRA FEATURES

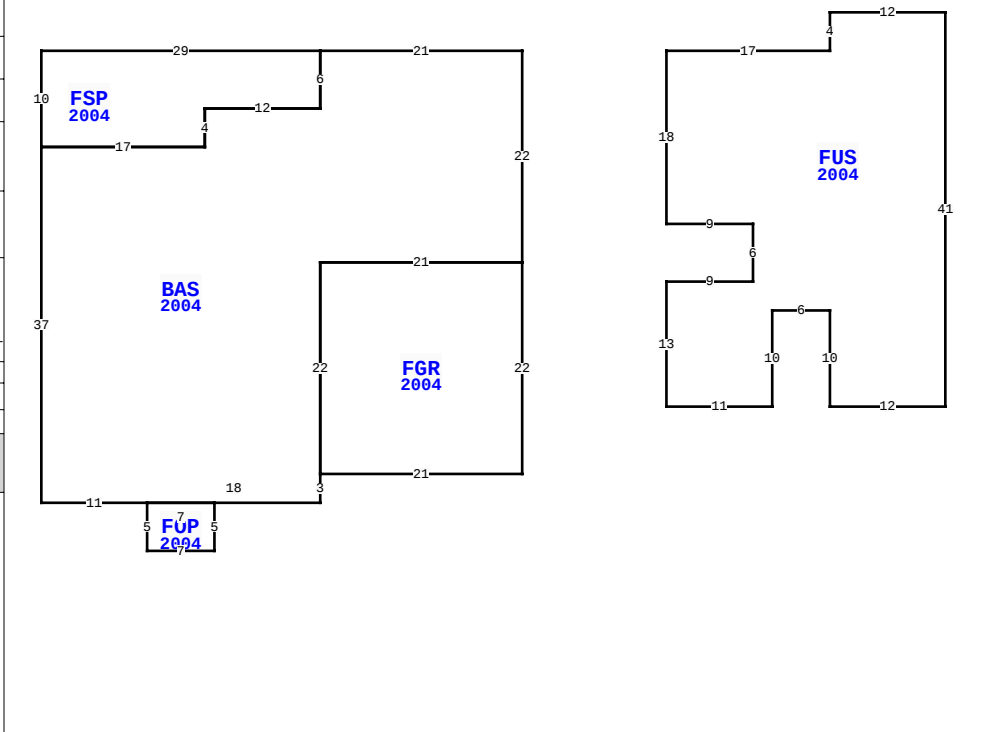
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	

REVIEW DATE 01/31/2024 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,951	105.8440	147.12	434,151	2004	2009	0	0	0	8.00	92.00
1 SNGL FAM 100% - 2026 Heated Area: 2590 HX Base Yr												



96049 CARIBBEAN CT, FERNANDINA BEACH
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/29/2025 MLU

TOTAL OB/XF												
3,010												

TOTAL OB/XF												
3,010												

Market: 0 Agricultural: 0 Common: 250,000

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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		399,419
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		652,429
SOH/AGL Deduction		118,093
ASSESSED VALUE		534,336
TOTAL EXEMPTION VALUE	13	534,336
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		652,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		643,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215457	REPAIR/RRF	0	05/01/2021
B24797	ADDITION	1,300	06/01/2011
B0311363	NEW CONSTR	188,384	07/01/2003
R035223	REPAIR/RRF	1,500	07/01/2003

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2817/1931	9/24/2025	WD	Q	I	01	710,000

GRANTOR: LARSEN ERIC J & REBEC
GRANTEE: NGWENYA MARY C
1216/0247 3/18/2004 WD Q I 292,300
GRANTOR: MEADOWFIELD OF JACKSO
GRANTEE: LARSEN ERIC J & REB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W21 FSP=[YR=2004] W29 S10 E17 N4 E12 N6 \$ S6
W12 S4 W17 S37 E11 FOP=[YR=2004] S5 E7 N5 W7 \$ E18 N3
FGR=[YR=2004] E21 N22 W21 S22 \$ N22 E21 N22 \$ PTR= E15
FUS=[YR=2004] E17 N4 E12 S41 W12 N10 W6 S10 W11 N13 E9 N6 W9
N18 \$ W15 \$.

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