

LOT 15
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

HICKS ALISON R & DAVID L
96032 CARIBBEAN COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0315-0015-0000



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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 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	

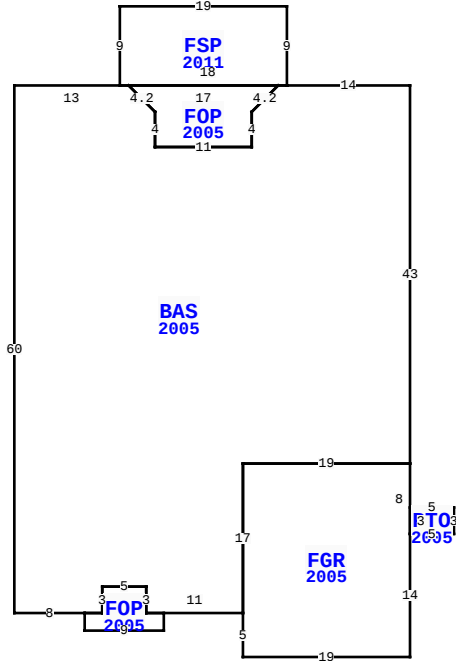
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	2005	2,276	303,122
FGR	418	55	2005	230	30,632
FOP	33	30	2005	10	1,332
FOP	86	30	2005	26	3,462
FSP	171	40	2011	68	9,057
PTO	15	5	2005	1	133

TOTALS	2,999			2,611	347,738
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,611	106.4640	147.98	386,376	2005	2005	0	0	0 10.00	90.00
1 SNGL FAM 100% - 2020 Heated Area: 2276 HX Base Yr 2020											



96032 CARIBBEAN CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/29/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	2005	2005	3	87	3,045	

LAND DESCRIPTION										TOTAL OB/XF 3,045						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				347,738	
TOTAL MARKET OB/XF VALUE				3,045	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				600,783	
SOH/AGL Deduction				295,891	
ASSESSED VALUE				304,892	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				253,481	
TOTAL JUST VALUE				600,783	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				588,187	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412714	NEW CONSTR	163,079	04/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2275/1312	5/20/2019	WD	Q	I	01
GRANTOR: GERHARDT GLENN E & SH					SALE PRICE
GRANTEE: HICKS ALISON R & DA					408,000
1327/1295	6/22/2005	WD	Q	I	
GRANTOR: RICHMOND AMERICAN HOM					273,331
GRANTEE: GERHARDT GLENN E &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W14 FSP=[YR=2011] N9 W19 S9 E1 FOP=[YR=2005] D3 R3 S4 E11 N4 U3 R3 W17\$ E18\$ W1 D3 L3 S4 W11 N4 U3 L3 W13 S60 E8 FOP=[YR=2005] S2E9 N2 W2 N3 W5 S3 W2 \$ E2 N3 E5S3 E11 FGR=[YR=2005] S5 E19 N14 PT0=[YR=2005] E5 N3 W5 S3\$ N8 W19 S17\$ N17 E19 N43\$.									