PARCEL 30-2
IN OR 1318/641
E O FRIEND SUB DB Z/165

BARBER MICHAEL W & CHARLENE L
125 W CARTER LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-034A-0030-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

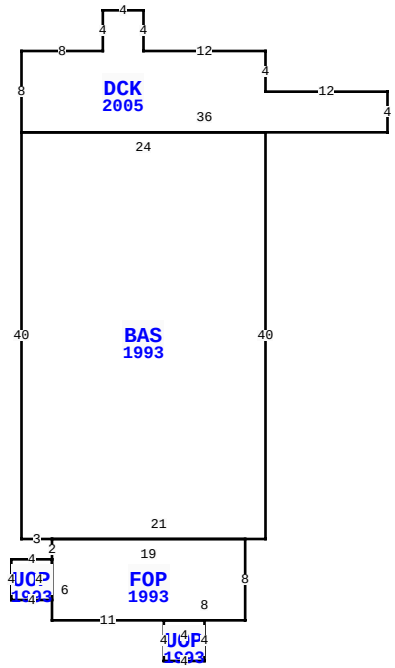
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	84,677
DCK	256	10	2005	26	2,293
FOP	152	30	1993	46	4,058
UOP	16	20	1993	3	265
UOP	16	20	1993	3	265
TOTALS	1,400			1,038	91,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,038	106.0000	111.30	115,529	1951	1971	0	0	0	20.75	79.25

1 SINGLE FAM 100% - 2013 Heated Area: 960 HX Base Yr 2013



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/24/2026 MLU
AG DATE	

125 W CARTER LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		119,703
TOTAL MARKET OB/XF VALUE		2,352
TOTAL LAND VALUE - MARKET		166,750
TOTAL MARKET VALUE		288,805
SOH/AGL Deduction		105,977
ASSESSED VALUE		182,828
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,417
TOTAL JUST VALUE		288,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811231	GARAGE	71,184	11/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0641	5/19/2005	QC	Q	I	01	100

GRANTOR: BARBER IONA E
GRANTEE: BARBER MICHAEL W &

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2005] W12 N4 W12 N4 W4 S4 W8 S8 BAS=[YR=1993] S40 E3
FOP=[YR=1993] S2 UOP=[YR=1993] W4 S4 E4 N4$ S6 E11
UOP=[YR=1993] S4 E4 N4 W4$ E8 N8 W19 $ E21 N40 W24$ E36 N4$.

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	0350	CARPORT WD	0	100	24	30	720.00	SF	13.00	13.00	100	1951	1951	3	20	1,872	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 2,352

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	0.00	0.00	1.15	AC		1.00	1.00	1.00	145,000.00	145,000.00	166,750							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 1.15 Total Land Value: 166,750 Market: 0 Agricultural: 0 Common: 166,750 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

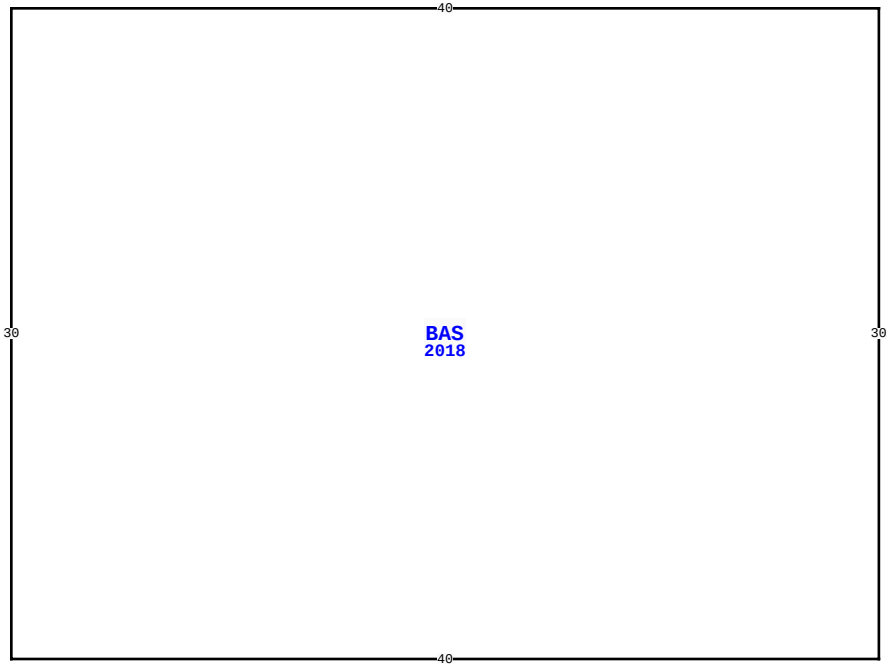
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2018	1,200	28,146
TOTALS	1,200			1,200	28,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	64.6600	25.22	30,264	2018	2018	0	0	0	7.00	93.00

2 GARAGE RES 100% - 2013 Heated Area: 1200 HX Base Yr 2013



125 W CARTER LN, FERNANDINA BEACH

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GRANTOR: BARBER IONA E
GRANTEE: BARBER MICHAEL W &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S30 E40 N30$.

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 02/27/2024 BY KBA Total Acres: 1.15 Total Land Value: 166,750 Market: 0 Agricultural: 0 Common: 166,750 PRINTED 07/09/2026 BY SYS