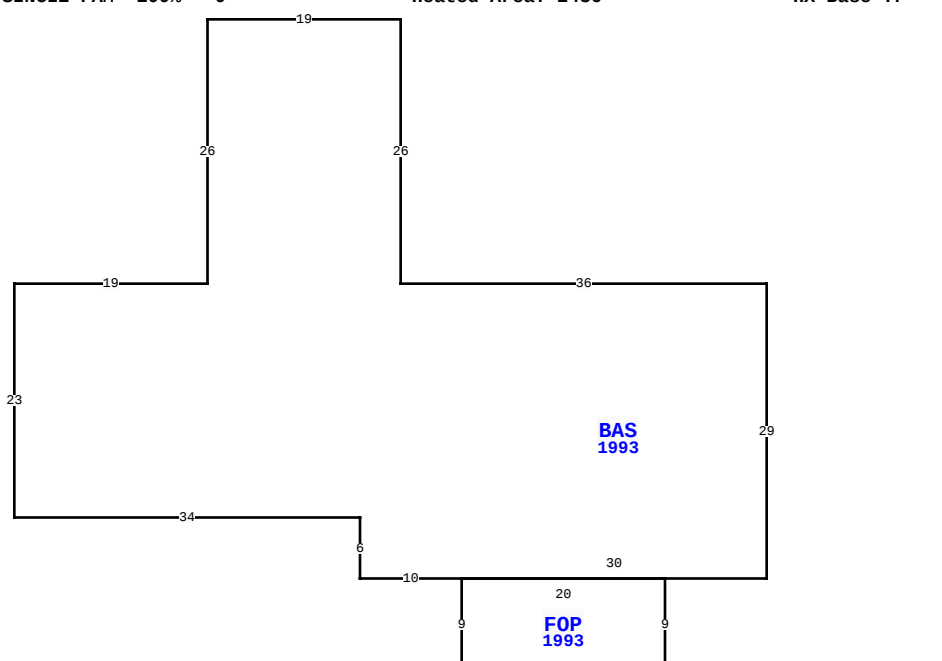


CARTER CARLOS & RUBY L
206 WEST CARTER LN
FERNANDINA BEACH, FL 32034

00-00-30-034A-0031-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION																				VALUATION SUMMARY													
Exterior Wall	17	CB STUCCO 100								0100	01	2,490	114.0480	119.75	298,178	1955	1985	0	0	0	20.00	80.00	VALUATION BY				STANDARD						
RooF Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 0 Heated Area: 2436 HX Base Yr																Tax Group: 8				Tax Dist:			
RooF Cover	03	COMP SHNGL 100																								BUILDING MARKET VALUE				245,464			
Interior Wall	03	PLASTER 100																								TOTAL MARKET OB/XF VALUE				85,092			
Interior Floo	14	CARPET 80																								TOTAL LAND VALUE - MARKET				583,500			
Interior Floo	08	SHT VINYL 20																								TOTAL MARKET VALUE				595,431			
Air Condition	03	CENTRAL 100																								SOH/AGL Deduction				357,354			
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE																238,077							
Bedrooms		3 100								TOTAL EXEMPTION VALUE																HX HB 51,411							
Bathrooms		2 100								BASE TAXABLE VALUE																186,666							
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE																914,056							
Stories		1. 1. 100								INCON VALUE																0							
Units		0 100								INCOME VALUE																							
BUD8 Adjustme	05	DIST 1A 100								PREVIOUS YEAR MKT VALUE																888,954							
Occupancy	00	NONE 100																															
Quality		05	Quality Level 05																														
DOR CODE		5000	IMPROVED AG																														
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	2,436	100	1993	2,436	233,369																												
FOP	180	30	1993	54	5,174																												
TOTALS		2,616			2,490	238,542	206 W CARTER LN, FERNANDINA BEACH														BLD DATE				LGL DATE		01/01/2023		CD				
EXTRA FEATURES																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	1978	1978	3	38	1,330																		
2	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1981	1981	04	85	42,500																		
3	0201	BARN WD 10	0 100	68	40	2,720.00	SF	17.00	17.00	100	1981	1981	3	20	9,248																		
9	0510	GARAGE WD-	0 100	40	30	1,200.00	SF	35.00	35.00	100	1995	1995	3	20	8,400																		
13	0530	STBL WD	0 100	38	30	1,140.00	SF	30.00	30.00	100	1981	1981	3	20	6,840																		
14	0510	GARAGE WD-	0 100	40	12	480.00	SF	35.00	35.00	100	2001	2001	3	27	4,536																		
15	0510	GARAGE WD-	0 100	20	15	300.00	SF	35.00	35.00	100	1999	1999	3	25	2,625																		
16	0681	POLE SHED	0 100	23	10	230.00	SF	15.00	15.00	100	1999	1999	3	25	863																		
17	0300	BOAT DCK W	0 100	0	0	845.00	SF	40.00	40.00	100	1999	1999	3	25	8,450																		
18	0322	BOAT LFT L	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	1999	1999	3	20	300																		
LAND DESCRIPTION						TOTAL OB/XF														85,092													
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									
1	005000	C	AGRICULTURAL	100		RSF-2	0.00	0.00	1.50	AC		1.00	1.00	1.00	175,000.00	175,000.00	262,500																
2	006000	A	PASTURE - HA	0		RSF-2	0.00	0.00	6.42	AC		1.00	1.00	1.00	370.00	370.00	2,375																
3	009910	M	MARKET VALUE	0		RSF-2	0.00	0.00	6.42	AC		1.00	1.00	1.00	50,000.00	50,000.00	321,000																
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 7.92			Total Land Value: 264,875			Market: 321,000			Agricultural: 2,375			Common: 262,500			PRINTED 07/09/2026 BY SYS												

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