

BOWERS DIANA MARIE
1591 CARNATION ST
FERNANDINA BEACH, FL 32034

00-00-31-102P-0009-0010

NASSAU COUNTY PROPERTY						PAGE 1 of 1
VALUATION SUMMARY						
VALUATION BY			STANDARD			
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE			538,958			
TOTAL MARKET OB/XF VALUE			45,000			
TOTAL LAND VALUE - MARKET			160,000			
TOTAL MARKET VALUE			743,958			
SOH/AGL Deduction			0			
ASSESSED VALUE			743,958			
TOTAL EXEMPTION VALUE			HX HB	51,411		
BASE TAXABLE VALUE			692,547			
TOTAL JUST VALUE			743,958			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			744,933			
PERMIT NUM		DESCRIPTION		AMT		ISSUED
20121892		SWIM POOL		24,300		09/12/2012
20120185		VINYL FENCE		2,100		02/03/2012
20111471		NEW CONSTR		301,000		08/26/2011
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/0241	9/12/2022	WD	Q	I	01	902,000
GRANTOR: MIKUS PATRICK J & JOS						
GRANTEE: BOWER DIANA MARIE						
2493/0167	7/23/2021	WD	U	I	11	100
GRANTOR: THORBURN NANCY M						
GRANTEE: MIKUS PATRICK J & J						
BUILDING NOTES						
BUILDING DIMENSIONS						
FDG=[YR=2012] W23S14WS7E18 FSP=[YR=2012] S18 BAS=[YR=2012] W20S49E1 FOP=[YR=2012] S8E16 STR=[YR=2012] S2E6N2W6\$ E6N8 W22\$ E30 N34W10N15W1\$ E1S15E10 N33W11\$ E13N21\$ PTR=S62E10 UAT=[YR=2012] S5 FUS=[YR=2012] S15E8 UAT=[YR=2012] S7E9N4W5N3W4\$E4S3E5 S4 E5S4E9N31 W19S5W12\$E12N5W12\$ W10N62\$. 						
ND UE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR CONSRV
60,000						
Common: 160,000 PRINTED 07/09/2026 BY SYS						