

LOT 9
BUCKS FDNA BEACH 1 PB 2/30

ARDUINI ALAN LIVING TRUST/ARDUINI ANNA M LIVING TR
12891 HORBECK STREET
CARMEL, IN 46032

2026

00-00-31-114A-0009-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																
Exterior Wall	10	ABOVE AVG 70	0900	22	4,141	327.6187	455.39	1,885,770	2015	2015	0	0	0	4.65	95.35	VALUATION BY STANDARD															
Exterior Wall	17	CB STUCCO 30	3 SNGL FAM 0% - 0													Heated Area: 3483															
Roof Structure	03	GABLE/HIP 100	29													HX Base Yr															
Roof Cover	11	SLATE 100	12													29															
Interior Wall	05	DRYWALL 100	12													29															
Interior Floor	11	CLAY TILE 50	29													29															
Interior Floor	12	HARDWOOD 50	29													29															
Air Condition	03	CENTRAL 100	29													29															
Heating Type	04	AIR DUCTED 100	29													29															
Foundation	02	MONOLITHIC 100	29													29															
Bedrooms	4	100	29													29															
Bathrooms	4	100	29													29															
Frame	02	WOOD FRAME 100	29													29															
Stories	3.	3. 100	29													29															
Units		0 100	29													29															
Quality			01	Quality Level 01																											
DOR CODE			0100	SINGLE FAMILY																											
MAP NUM				MKT AREA													01														
NEIGHBORHOOD/LOC			1052.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAL	348	15	2015	52	22,579																										
BAS	757	100	2015	757	328,700																										
FGR	613	55	2015	337	146,330																										
FOP	50	30	2015	15	6,513																										
FOP	76	30	2015	23	9,987																										
FOP	76	30	2015	23	9,987																										
FOP	348	30	2015	104	45,159																										
FOP	348	30	2015	104	45,159																										
FUS	1,363	100	2015	1,363	591,835																										
FUS	1,363	100	2015	1,363	591,835																										
TOTALS	5,342			4,141	798,082																										
EXTRA FEATURES						2418 S FLETCHER AVE, FERNANDINA BEACH																									
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														
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360															
7	0416	DUNEWALKS	0	0	0	0	1,156.00	SF	52.50	52.50	100	2015	2015	3	60	36,414															
TOTAL OB/XF 39,774																															
LAND DESCRIPTION																															
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	LAND VALUE														
1	000120	C	RES OCEAN	0		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000														
REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS																															

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/1796	7/28/2022	QC	U	I	11	100

GRANTOR: ARDUINI ALAN & ANNA

GRANTEE: ARDUINI ALAN LIVING

2232/1768	10/25/2018	WD	Q	I	02	2,150,000
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GRANTOR: MOKAN FRANCHISE DEVEL

GRANTEE: ARDUINI ALAN & ANNA

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W29 S12 BAS=[YR=2015] S37 FOP=[YR=2015] S10 E5
FGR=[YR=2015] S3 E19 N3 E5 N29 W14 S9 D10 L10 S10\$ N10 W5\$
E5 U10 R10 N9 E14 N18 W29\$ E29 N12\$ PTR=E15 FOP=[YR=2015]
E29 S12 FUS=[YR=2015] S47 W5 FOP=[YR=2015] S4 W19 N4 E19\$ W24
N47 E29\$ W29 N12\$ W15\$ PTR=E60 BAL=[YR=2015] E29 S12
FUS=[YR=2015] S47 W5 FOP=[YR=2015] S4 W19 N4 E19\$ W24 N47
E29\$ W29 N12\$ W60\$.