

BLOCK 54 S35 FT OF LOT 2 &  
ALL OF LOT 3  
CITY OF FDNA BEACH

CARTER FRANK S III LIVING TRUST/CARTER FRANK S III  
116 S 10TH ST  
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0054-0022



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 31  | HARDIE BRD 100 |
| Roof Structur            | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 12  | HARDWOOD 100   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 |     | 2 100          |
| Bathrooms                |     | 3 100          |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| Units                    |     | 0 100          |
| BUD8 Adjustme            | 02  | DIST FB 100    |
| Occupancy                | 00  | NONE 100       |

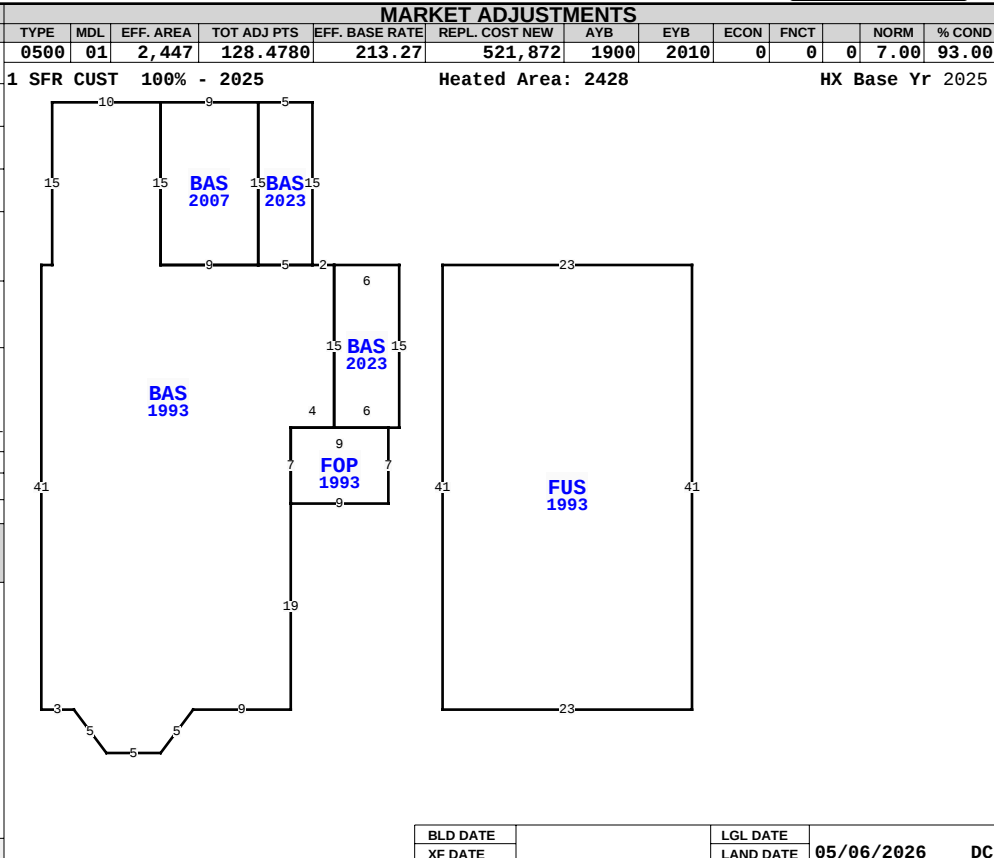
|          |      |                  |
|----------|------|------------------|
| Quality  | 06   | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY    |
| MAP NUM  |      | MKT AREA         |
|          |      | 01               |

|                  |         |                  |  |    |
|------------------|---------|------------------|--|----|
| Quality          | 06      | Quality Level 06 |  |    |
| DOR CODE         | 0100    | SINGLE FAMILY    |  |    |
| MAP NUM          |         | MKT AREA         |  | 01 |
| NEIGHBORHOOD/LOC | 1005.00 |                  |  |    |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,491 |  |  | 2,447 | 485,341 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |       |    |          |
|----------------|------------|-------------|-----|-----|---|---|-------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R    |
| 1              | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 | 1.00  | UT | 2,000.00 |
| 2              | 0819       | CONC 12"    | 0   | 100 | 4 | 3 | 12.00 | SF | 9.50     |

| 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 | 0003 | C-3      |       |       | 3,500.00    |
| 2                | 000100   | C   | RES                  | 100 | 0003 | MU-8     |       |       | 10,000.00   |



|                                 |          |           |            |    |
|---------------------------------|----------|-----------|------------|----|
| 116 S 10TH ST, FERNANDINA BEACH | BLD DATE | LGL DATE  | 05/06/2026 | DC |
|                                 | XF DATE  | LAND DATE |            |    |
|                                 | INC DATE | AG DATE   |            |    |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | RES                  | 100 | 0003 | C-3      |       |       | 3,500.00    |
| 2           | 000100   | C   | RES                  | 100 | 0003 | MU-8     |       |       | 10,000.00   |

| NASSAU COUNTY PROPERTY    |  |  |  |  |                     |  |  |  |  |
|---------------------------|--|--|--|--|---------------------|--|--|--|--|
| PAGE 1 of 2               |  |  |  |  |                     |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |                     |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD            |  |  |  |  |
| Tax Group: 2              |  |  |  |  | Tax Dist:           |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 506,322             |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 433                 |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 540,000             |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 1,046,755           |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 140,726             |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 906,029             |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB VX VP 736,105 |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 169,924             |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 1,046,755           |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0                   |  |  |  |  |
| INCOME VALUE              |  |  |  |  |                     |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 882,209             |  |  |  |  |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 20060547   | REPAIRS           | 2,400  | 03/17/2006 |
| 20040640   | WHITE PICKET FENC | 1,000  | 04/01/2004 |
| 20040515   | REPLACE FIXTURES  | 1,000  | 03/17/2004 |
| 20040390   | INTERIOR REMODEL  | 50,000 | 03/02/2004 |
| 20040201   | REPIPE            | 1,000  | 02/03/2004 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2825/1619                      | 10/22/2025 | WD           | U      | I      | 11        | 100           |  |
| GRANTOR: CARTER LAURA D & FRAN |            |              |        |        |           |               |  |
| GRANTEE: CARTER LAURA D LIVI   |            |              |        |        |           |               |  |
| 2719/1769                      | 6/18/2024  | WD           | U      | I      | 11        | 100           |  |
| GRANTOR: CARTER LAURA D        |            |              |        |        |           |               |  |
| GRANTEE: CARTER LAURA D & FR   |            |              |        |        |           |               |  |

| BUILDING NOTES                                                |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
|                                                               |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                           |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1993;ORIG=0,0] W2 W5 W9 N15 W10 S15 W1 S41 E3 D4R3 E5 |  |  |  |  |  |  |  |  |  |
| U4R3 E9 N19 N7 E4 N15 \$                                      |  |  |  |  |  |  |  |  |  |
| FUS=[YR=1993;ORIG=10,0] E23 S41 W23 N41 \$                    |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2007;ORIG=-7,0] N15 W9 S15 E9 \$                      |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1993;ORIG=-4,22] E9 N7 W9 S7 \$                       |  |  |  |  |  |  |  |  |  |
| PTR=[ORIG=0,0] E10 W10 \$                                     |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2023;ORIG=0,0] E6 S15 W6 N15 \$                       |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2023;ORIG=-7,-15] E5 S15 W5 N15 \$                    |  |  |  |  |  |  |  |  |  |

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