BLOCK 136 LOT N1/2 OF 5 &
S1/2 OF S1/2 OF 6
IN OR 1812/1943

CARLTON CATHERINE LVG TRUST/CARLTON CATHERINE A TR
100 MORAVIAN RD
CARROLTON, OH 44615

2026

00-00-31-1800-0136-0051

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

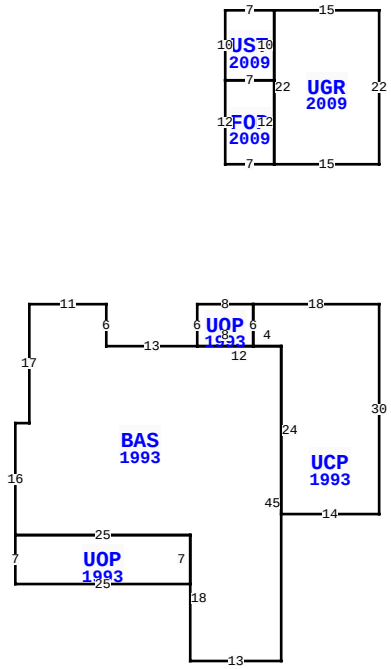
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 70
Roof Cover	01	MINIMUM 30
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,304	100	1993	1,304	144,289
FOP	84	30	2009	25	2,767
UCP	444	20	1993	89	9,848
UGR	330	45	2009	148	16,377
UOP	48	20	1993	10	1,106
UOP	175	20	1993	35	3,873
UST	70	45	2009	32	3,541
TOTALS	2,455			1,643	181,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,643	119.7480	125.74	206,591	1925	2000	0	0	0	12.00	88.00

1 SINGLE FAM 0% - 0 Heated Area: 1304 HX Base Yr



427 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	181,800
TOTAL MARKET OB/XF VALUE	71
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	481,871
SOH/AGL Deduction	84,574
ASSESSED VALUE	397,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	397,297
TOTAL JUST VALUE	481,871
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102057	ELEC REPAIR EMERG	1,000	12/01/2010
20080303	ELEC GARAGE NC	500	03/09/2009
20090132	GARAGE	18,000	01/29/2009
20081849	OTHER	2,375	12/29/2008
20011281	REPAIR/RRF	9,000	06/05/2001
2003084	FENCE	1,549	05/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1812/1943	8/30/2012	WD	U	I	30	100
GRANTOR: CARLTON RICHARD A & C						
GRANTEE: CARLTON CATHERINE A						
1513/0314	7/18/2007	TD	Q	I		268,000
GRANTOR: DRUMMETER MARK E TRUS						
GRANTEE: CARLTON RICHARD A &						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W18 UOP=[YR=1993] W8 S6 BAS=[YR=1993] W13 N6 W11 S17 W2 S16 UOP=[YR=1993] S7 E25 N7 W25 $ E25 S18 E13 N45 W12 $ E8 N6 $ S6 E4 S24 E14 N30 $ PTR=N20 UGR=[YR=2009] N22W15 UST=[YR=2009] W7S10 FOP=[YR=2009] S12E7N12W7$E7N10$S22 E15$ S20$.

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
3	0819	CONC 12"	0	0	4	2	8.00	SF	9.50	9.50	100	1925	1925	3	20	15	
5	1243	WD DECK F	0	0	8	11	88.00	SF	3.20	3.20	100	1998	1998	3	20	56	

LAND DESCRIPTION

TOTAL OB/XF 71

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	0	0003	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.80	5,000.00	4,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS