IN OR 1903/840

MCCARROLL MICHAEL ORY & ASHLEY C
95184 FLATWOODS TRAIL
FERNANDINA BEACH, FL 32034

2026

43-2N-28-0000-0003-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

FLATWOODS TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,082
TOTAL LAND VALUE - MARKET	386,400
TOTAL MARKET VALUE	390,482
SOH/AGL Deduction	3,248
ASSESSED VALUE	387,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	387,234
TOTAL JUST VALUE	390,482
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	443,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1903/0840	1/31/2014	WD	U	V	11	100
GRANTOR: MCCARROLL MICHAEL ORY						
GRANTEE: MCCARROLL MICHAEL O						
1770/1831	12/22/2011	QC	U	V	11	100
GRANTOR: DAVIS CLYDE W P/R						
GRANTEE: MCCARROLL MICHAEL O						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0681	POLE SHED	0	0	24	14	336.00	SF	15.00	15.00	100	2018	2018	3	81	4,082	

LAND DESCRIPTION

TOTAL OB/XF 4,082

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		OR	0.00	0.00	5.52	AC		1.00	1.00	0.70	100,000.00	70,000.00	386,400							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 5.52 Total Land Value: 386,400 Market: 0 Agricultural: 0 Common: 386,400 PRINTED 07/09/2026 BY SYS