LOT 30 & PT TRACT B
IN OR 2561/580
PLANTATION POINT PB 5/269

TIGHE LINNEA & EVAN
1363 MISSION SAN CARLOS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0030-0000

BUILDING CHARACTERISTICS

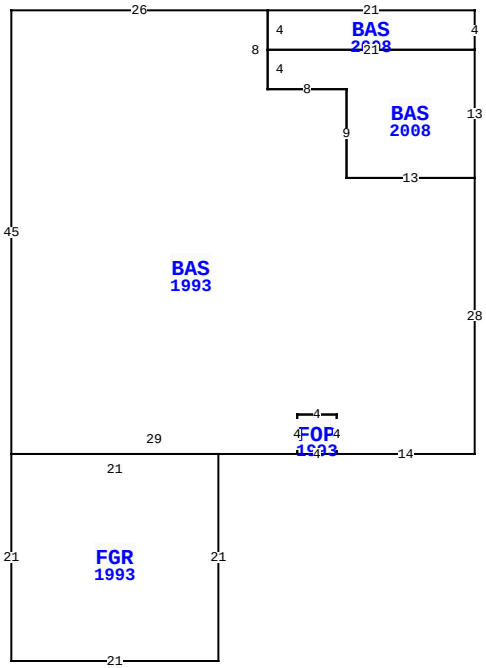
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3036.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,814	100	1,814	240,451
BAS	84	100	84	11,135
BAS	201	100	201	26,643
FGR	441	55	243	32,211
FOP	16	30	5	663
TOTALS	2,556		2,347	311,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,347	110.0540	156.83	368,080	1990	1990	0	0	0	15.48	84.52

1 SFR CUST – 100% - 2023 Heated Area: 2099 HX Base Yr 2023



1363 MISSION SAN CARLOS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		311,101
TOTAL MARKET OB/XF VALUE		6,619
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		667,720
SOH/AGL Deduction		0
ASSESSED VALUE		667,720
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		617,720
TOTAL JUST VALUE		667,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P003913	OTHER	3,000	03/01/2000
6415	NEW CONSTR	83,100	04/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/0584	5/05/2022	WD	U	I	11	100
GRANTOR: SCOTT MICHAEL E						
GRANTEE: TIGHE LINNEA & EVAN						
2561/0582	5/05/2022	WD	U	I	11	100
GRANTOR: SCOTT GAY LYNN						
GRANTEE: TIGHE LINNEA & EVAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W21 BAS=[YR=1993] W26 S45 FGR=[YR=1993] S21 E21 N21 W21 $ E29 FOP=[YR=1993] E4 N4 W4 S4 $ N4 E4 S4 E14 N28 BAS=[YR=2008] N13 W21 S4 E8 S9 E13 $ W13 N9 W8 N8 $ S4 E21 N4 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0812	CONCRETE C	0	100	0	0	1,681.00	SF	4.00	4.00	100	1990	1990	3	62	4,169	

LAND DESCRIPTION

TOTAL OB/XF 6,619

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	SFR	100	0003	RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 02/06/2018 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS