

LOT 31
IN OR 2124/1826
PLANTATION POINT PB 5/269

FRANKENBERG MARK & LORA
1367 MISSION SAN CARLOS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

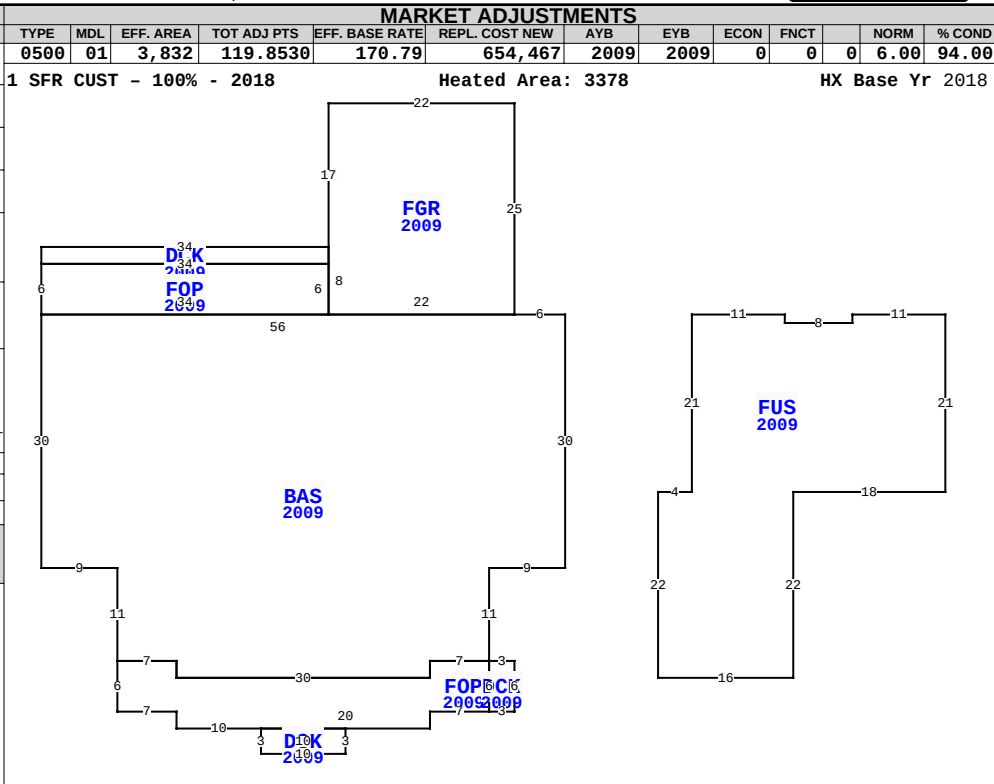
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3036.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,404	100	2,404	385,944
DCK	18	10	2	321
DCK	30	10	3	481
DCK	68	10	7	1,124
FGR	550	55	302	48,484
FOP	204	30	61	9,793
FOP	264	30	79	12,682
FUS	974	100	974	156,368

TOTALS	4,512		3,832	615,199
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	2,070.00	UT	4.00	4.00	100	2009
2	0855	CONC PAVER	0	100	0	334.00	SF	10.00	10.00	100	2009
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00	UT	1.00



TOTAL OB/XF											
12,454											

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12,454											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
615,199											
TOTAL MARKET OB/XF VALUE											
12,454											
TOTAL LAND VALUE - MARKET											
350,000											
TOTAL MARKET VALUE											
977,653											
SOH/AGL Deduction											
488,774											
ASSESSED VALUE											
488,879											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
438,879											
TOTAL JUST VALUE											
977,653											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
708,163											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20923	CO ISSUED	0	05/12/2009
M13980	MECH OTHER	0	07/01/2008
R11363	REPAIR/RRF	5,000	06/01/2008
P13187	OTHER	0	04/01/2008
E20699	ELEC OTHER	10,000	04/01/2008
B20923	NEW CONSTR	350,000	01/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2124/1826	5/31/2017	WD	Q	I	01	583,300	
GRANTOR:SMITH PHILLIP JR							
GRANTEE:FRANKENBERG MARK &							
1353/1891	9/29/2005	WD	U	V	20	185,000	
GRANTOR:LANG WILLIAM J & CHER							
GRANTEE:SMITH PHILLIP JR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W6 FGR=[YR=2009] N25 W22 S17 DCK=[YR=2009] W34 S2 FOP=[YR=2009] S6 E34 N6 W34\$ E34 N2\$ S8 E22\$ W56 S30 E9 S11 FOP=[YR=2009] S6 E7 S2 E10 DCK=[YR=2009] S3 E10 N3 W10\$ E20 N2 E7 DCK=[YR=2009] E3 N6 W3 S6 \$ N6 W7 S2 W30 N2 W7\$ E7 S2 E30 N2 E7 N11 E9 N30\$ PTR=E15 FUS=[YR=2009] E11 S1 E8 N1 E11 S21 W18 S22 W16 N22 E4 N21\$ W15\$.											