



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3036.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	1,812	267,613
FGR	448	55	246	36,331
FOP	64	30	19	2,806
PTO	28	5	1	148
UOP	613	20	123	18,166

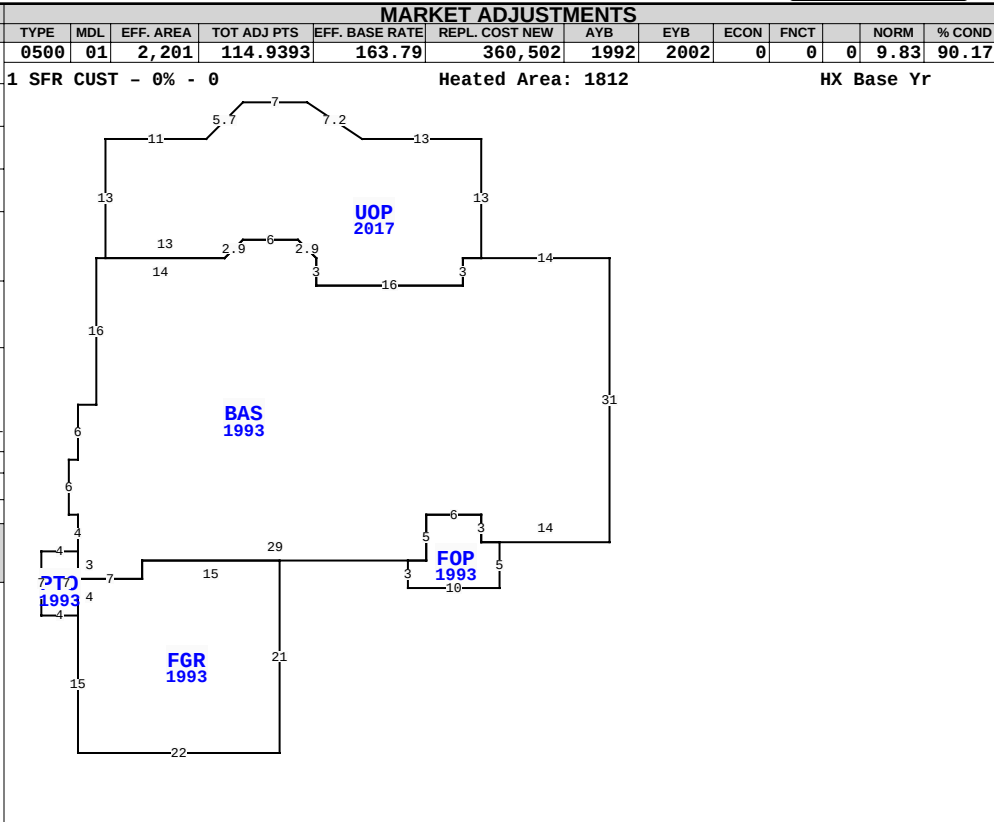
TOTALS	2,965		2,201	325,065
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
2	0812	CONCRETE C	0	0	0	0	1,850.00	SF	4.00	4.00	100	1992	1992	3	66	4,884	
3	0855	CONC PAVER	0	0	0	0	352.00	SF	10.00	10.00	100	2015	2015	3	96	3,379	
5	0911	SCRN RM A	0	0	0	0	613.00	SF	17.50	17.50	100	2017	2017	3	82	8,797	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0003	RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							



1391 MISSION SAN CARLOS DR, FERNANDINA BEACH

TOTAL OB/XF										19,650									

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,201	114.9393	163.79	360,502	1992	2002	0	0	9.83	90.17
1 SFR CUST - 0% - 0											
Heated Area: 1812						HX Base Yr					

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		325,065
TOTAL MARKET OB/XF VALUE		19,650
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		694,715
SOH/AGL Deduction		220,434
ASSESSED VALUE		474,281
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		474,281
TOTAL JUST VALUE		694,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001111	ADDITION	12,857	02/01/2018
80210500	ADDITION	7,400	11/01/2002
7745	NEW CONSTR	70,446	01/02/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2387/1511	8/25/2020	WD	Q	I	01
GRANTOR: FRICKE CRAIG W & GINA					
GRANTEE: POND JILL & PATRICK					
2105/0041	3/07/2017	WD	Q	I	01
GRANTOR: ORZECK GREG & INGRID					
GRANTEE: FRICKE CRAIG W & GI					

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=2017] N13 W13 U4 L6 W7 D4 L4
W11 S13 E13 U2 R2 E6 D2 R2 S3 E16 N3 E2\$ W2 S3 W16 N3 L2
U2 W6 D2 L2 W14 S16 W2 S6 W1 S6 E1 S4 PTO=[YR=1993] W4 S7
E4 FGR=[YR=1993] S15 E22 N21 W15 S2 W7 S4 \$ N7 \$ S3 E7 N2 E29
FOP=[YR=1993] S3 E10 N5 W2 N3 W6S5 W2 \$ E2 N5 E6 S3 E14 N31 \$