

LOT 43 & PT OF LOT 44
IN OR 815/50
PLANTATION POINT PBK 5/269

RUFFIN DAVID H
1372 MISSION SAN CARLOS DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0043-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	03
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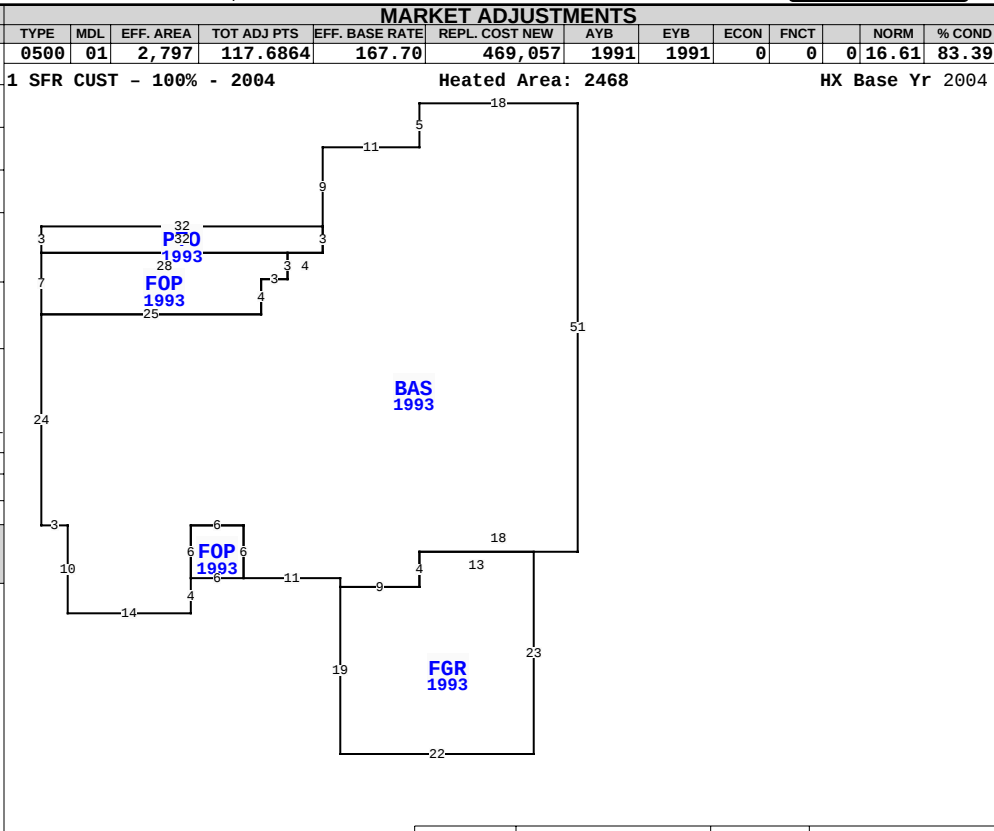
NEIGHBORHOOD/LOC	3036.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,468	100	2,468	345,138
FGR	470	55	258	36,080
FOP	36	30	11	1,539
FOP	184	30	55	7,692
PTO	96	5	5	700

TOTALS	3,254	2,797	391,147
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,208.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0911	SCRN RM A	0	100	30	20	600.00	SF	17.50	17.50	
4	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	288.00	SF	7.25	7.25	

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



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	391,147		
TOTAL MARKET OB/XF VALUE	17,115		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	758,262		
SOH/AGL Deduction	444,009		
ASSESSED VALUE	314,253		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	264,253		
TOTAL JUST VALUE	758,262		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	531,063		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7014	NEW CONSTR	100,450	02/25/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0815/0050	11/26/1997	WD	Q	I	
GRANTOR: HEATH ROBERT B & NANN					SALE PRICE
GRANTEE: RUFFIN DAVID H					
0620/0947	3/05/1991	WD	Q	V	
GRANTOR: PLANTATION PT JOINT					34,200
GRANTEE: HEATH ROBT & N B					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W18 S5 W11 S9 PTO=[YR=1993] W32 S3											
FOP=[YR=1993] S7 E25N4 E3 N3 W28\$ E32 N3\$ S3 W4 S3 W3 S4 W25											
S24 E3 S10 E14 N4 FOP=[YR=1993] E6 N6 W6 S6\$ N6 E6 S6 E11 S1											
FGR=[YR=1993] S19 E22 N23 W13 S4 W9\$ E9 N4 E18 N51\$.											