LOT 58 IN OR 718/683
PLANTATION POINT PB 5/269

SCRUGGS ROSEMARY
1364 MISSION SAN CARLOS DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0058-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	06	Quality Level 06

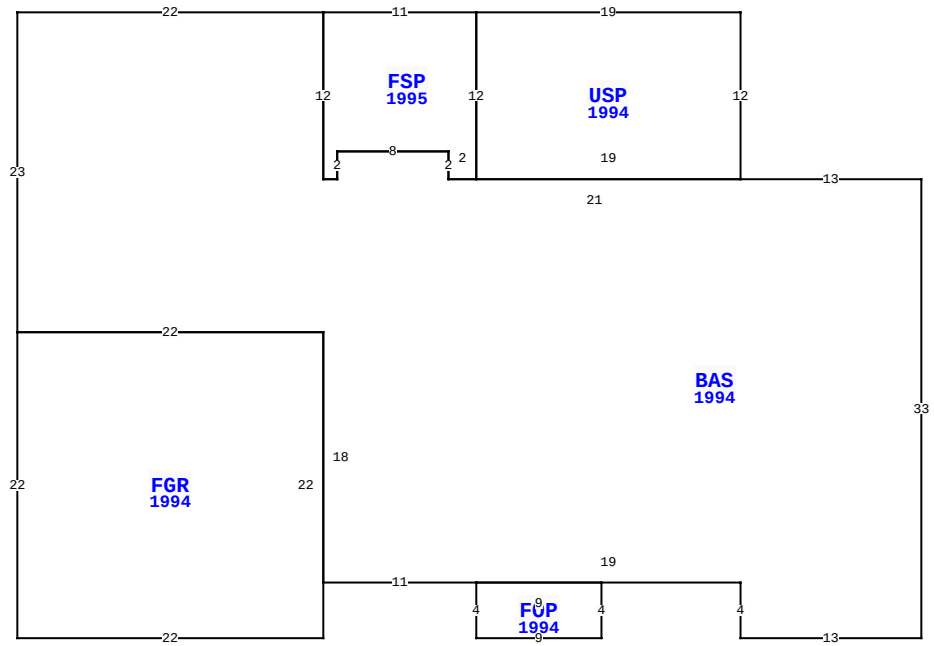
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3036.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,821	100	1,821	266,866
FGR	484	55	266	38,982
FOP	36	30	11	1,612
FSP	116	40	46	6,741
USP	228	30	68	9,966
TOTALS	2,685		2,212	324,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,212	119.3493	170.07	376,195	1994	1994	0	0	0	13.83	86.17

1 SFR CUST – 100% - 1995 Heated Area: 1821 HX Base Yr 1995



1364 MISSION SAN CARLOS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		324,167
TOTAL MARKET OB/XF VALUE		5,265
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		679,432
SOH/AGL Deduction		491,532
ASSESSED VALUE		187,900
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		132,900
TOTAL JUST VALUE		679,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501580	ADDITION	1,938	01/01/1995
B9401209	NEW CONSTR	122,000	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0718/0683	11/17/1994	WD	Q	I		119,900
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: SCRUGGS WOODROW E &						
0710/0142	7/28/1994	WD	U	V	09	62,400
GRANTOR: PLANTATION POINT JOIN						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W13 USP=[YR=1994] N12 W19 FSP=[YR=1995] W11 S12 E1 N2 E8 S2 E2 N12$ S12 E19$ W21 N2 W8 S2 W1 N12 W22 S23 FGR=[YR=1994] S22 E22 N22 W22$ E22 S18 E11 FOP=[YR=1994] S4 E9 N4 W9$ E19 S4 E13 N33$.

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	0812	CONCRETE C	0	100	0	0	1,250.00	SF	4.00	4.00	100	1994	1994	3	70	3,500	
2	0810	CONCRETE A	0	100	0	0	182.00	SF	6.50	6.50	100	1994	1994	3	70	828	
3	0810	CONCRETE A	0	100	0	0	206.00	SF	6.50	6.50	100	1994	1994	3	70	937	

LAND DESCRIPTION

TOTAL OB/XF 5,265

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