

LOT 72 & PT OF LOT 73
IN OR 2137/1508
PLANTATION POINT PB 5/269

WAGNER MICHAEL THOMAS & AMY C
1388 MISSION SAN CARLOS DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0072-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8																										
Exterior Wall	17	CB STUCCO 100	0500	01	4,856	111.2625	158.55	769,919	2002	2002	0	0	0	10.00	90.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2018													Heated Area: 4146													HX Base Yr 2018												
Roof Cover	03	COMP SHNGL 100														Tax Group: 8													Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													692,927												
Interior Floo	11	CLAY TILE 50														TOTAL MARKET OB/XF VALUE													45,884												
Interior Floo	14	CARPET 50														TOTAL LAND VALUE - MARKET													437,500												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													1,176,311												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													591,780												
Bedrooms	4	100														ASSESSED VALUE													584,531												
Bathrooms	4	100														TOTAL EXEMPTION VALUE													50,000												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													534,531												
Stories	1.	1. 100														TOTAL JUST VALUE													1,176,311												
Units	0	100	NCON VALUE													0																									
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE													844,623												
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	2,456	100	2,456	350,459																																					
FGR	552	55	304	43,379																																					
FGR	312	55	172	24,544																																					
FOP	55	30	16	2,283																																					
FOP	488	30	146	20,833																																					
FUS	1,440	100	1,440	205,481																																					
SFB	312	80	250	35,674																																					
UOP	360	20	72	10,274																																					
TOTALS			5,975	4,856	692,927																																				
EXTRA FEATURES					1388 MISSION SAN CARLOS DR, FERNANDINA BEACH																																				
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	0812	CONCRETE C	0	100	0	0			1,064.00	SF	4.00				4.00	100	2002	2002	3	83	3,532																				
2	0825	BRICK	0	100	0	0			1,078.00	SF	12.50				12.50	100	2002	2002	3	95	12,801																				
3	0861	POOL GUNIT	0	100	32	16			512.00	SF	85.00				85.00	100	2002	2002	3	32	13,926																				
4	0845	KOOL DECK	0	100	0	0			884.00	SF	7.25				7.25	100	2002	2002	3	83	5,319																				
5	0825	BRICK	0	100	0	0			362.00	SF	12.50				12.50	100	2002	2002	3	95	4,299																				
6	0910	SCRN RM L	0	100	56	23			1,288.00	SF	15.00				15.00	100	2002	2002	3	21	4,057																				
7	0877	JACUZZI	0	100	0	0			1.00	UT	1,000.00				1,000.00	100	2002	2002	3	21	210																				
8	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00				2,000.00	100	2002	2002	3	87	1,740																				
LAND DESCRIPTION					TOTAL OB/XF													45,884																							
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	100	0003	RS-1	0.00	0.00	1.00	UT		1.00	1.00	0.75	350,000.00	262,500.00	262,500																								
2	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00	UT		1.00	1.00	0.50	350,000.00	175,000.00	175,000																								
REVIEW DATE 02/06/2018 BY DJX Total Acres: 0.00 Total Land Value: 437,500 Market: 0 Agricultural: 0 Common: 437,500 PRINTED 08/02/2023 BY SYS																																									