

LOT 1
IN OR 1415/1534
SEA ISLAND PLANTATION PB 5/275

MCCARRON MEGAN
2802 ISLAND PLANTATION DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1678-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,873	100	1,873	318,940
FEP	165	80	132	22,477
FGR	462	55	254	43,252
FOP	228	30	68	11,579
UUS	264	50	132	22,477

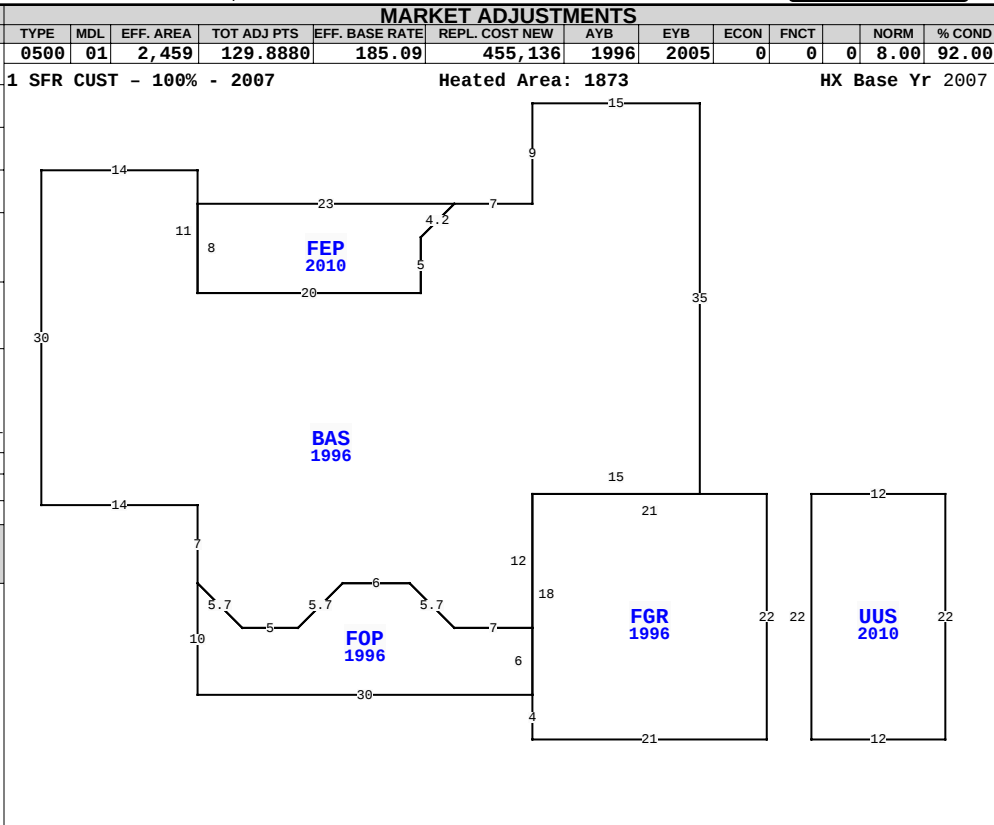
TOTALS	2,992		2,459	418,725
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,051.00	SF	6.50
2	0819	CONC 12"	0	100	4	3	12.00	SF	9.50
3	0851	PATIO STON	0	100	12	6	72.00	SF	0.75
4	0855	CONC PAVER	0	100	0	0	235.00	SF	10.00
5	0861	POOL GUNIT	0	100	12	28	336.00	SF	110.50
6	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00
7	0845	KOOL DECK	0	100	0	0	697.00	SF	14.50
8	0910	SCRN RM L	0	100	0	0	1,033.00	SF	16.50

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	0810	CONCRETE A	0	100	0	0	1,051.00	SF	6.50	6.50	100	1996	1996	3	73	4,987	
2	0819	CONC 12"	0	100	4	3	12.00	SF	9.50	9.50	100	1996	1996	3	73	83	
3	0851	PATIO STON	0	100	12	6	72.00	SF	0.75	0.75	100	2005	2005	3	87	47	
4	0855	CONC PAVER	0	100	0	0	235.00	SF	10.00	10.00	100	2005	2005	3	87	2,045	
5	0861	POOL GUNIT	0	100	12	28	336.00	SF	110.50	110.50	100	2010	2010	3	64	23,762	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2010	2010	3	50	2,000	
7	0845	KOOL DECK	0	100	0	0	697.00	SF	14.50	14.50	100	2010	2010	3	92	9,298	
8	0910	SCRN RM L	0	100	0	0	1,033.00	SF	16.50	16.50	100	2010	2010	3	50	8,522	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00

REVIEW DATE	01/14/2021	BY	TWA
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2802 ISLAND PLANTATION DR, FERNANDINA BEACH

2802 ISLAND PLANTATION DR, FERNANDINA BEACH										AG DATE
INC DATE										AG DATE
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,051.00	SF	6.50	6.50	100	1996	1996	3	73	4,987	
12.00	SF	9.50	9.50	100	1996	1996	3	73	83	
72.00	SF	0.75	0.75	100	2005	2005	3	87	47	
235.00	SF	10.00	10.00	100	2005	2005	3	87	2,045	
336.00	SF	110.50	110.50	100	2010	2010	3	64	23,762	
1.00	UT	4,000.00	4,000.00	100	2010	2010	3	50	2,000	
697.00	SF	14.50	14.50	100	2010	2010	3	92	9,298	
1,033.00	SF	16.50	16.50	100	2010	2010	3	50	8,522	

TOTAL OB/XF													50,744	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
06	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	2		

Total Acres: 0.00	Total Land Value: 225,000	Market: 0	Agricultural: 0	Common: 225,000
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	418,725								
TOTAL MARKET OB/XF VALUE	50,744								
TOTAL LAND VALUE - MARKET	225,000								
TOTAL MARKET VALUE	694,469								
SOH/AGL Deduction	319,602								
ASSESSED VALUE	374,867								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	324,867								
TOTAL JUST VALUE	694,469								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	570,671								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120355	REPAIR/RRF	7,491	03/05/2012
20100436	XFOB	7,650	03/15/2010
20100121	ELEC OTHER	250	01/25/2010
20091726	REMODEL	8,982	12/18/2009
20091538	SWIM POOL	25,000	11/09/2009
20091539	OTHER	2,000	11/09/2009

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1415/1534		5/30/2006	WD	Q	I		477,800		
GRANTOR: GRAMZOW LARRY C & MAR									
GRANTEE: MCCARRON MEGAN									
0779/1086		12/31/1996	WD	Q	I		188,000		
GRANTOR: MOCK WILLIAM J & VIRG									
GRANTEE: GRAMZOW LARRY C & M									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1996] W15 S9 W7 FEP=[YR=2010] W23 S8 E20 N5 R3 U3 \$ D3 L3 S5 W20 N11 W14 S30 E14 S7 FOP=[YR=1996] S10 E30 FGR=[YR=1996] S4 E21 N22 W21 S18\$ N6 W7 U4 L4 W6 L4 D4 W5 U4 L4 \$ R4 D4 E5 U4 R4 E6 R4 D4 E7 N12 E15 N35\$ PTR=E10S57 UUS=[YR=2010] N22 E12 S22 W12\$ N57W10\$.									