

LOT 36 & FRACT LOT 33 (S-1)
IN OR 666/803
SEA ISLAND PLANTATION PB 5/275

CLARKE PETER J & NANCY H
2811 ISLAND PLANTATION DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1678-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
---------	--	----------	----

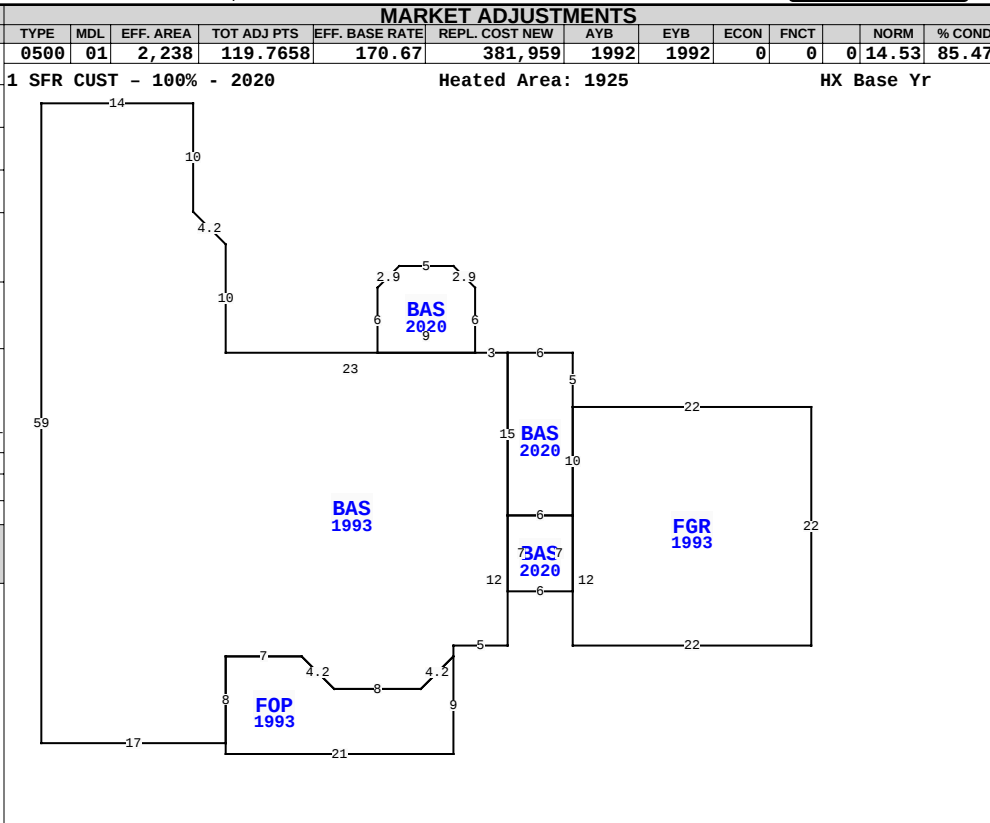
NEIGHBORHOOD/LOC	1080.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,725	100	1,725	251,629
BAS	42	100	42	6,126
BAS	68	100	68	9,920
BAS	90	100	90	13,128
FGR	484	55	266	38,802
FOP	156	30	47	6,856

TOTALS	2,565		2,238	326,460
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	918.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	0	0	235.00	SF	10.00
4	0820	WOOD WALK	0	100	6	6	36.00	SF	11.75
5	0810	CONCRETE A	0	100	0	0	122.00	SF	6.50
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00

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		0.00	0.00	1.00



2811 ISLAND PLANTATION DR, FERNANDINA BEACH

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	918.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	0	0	235.00	SF	10.00
4	0820	WOOD WALK	0	100	6	6	36.00	SF	11.75
5	0810	CONCRETE A	0	100	0	0	122.00	SF	6.50
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	918.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	0	0	235.00	SF	10.00
4	0820	WOOD WALK	0	100	6	6	36.00	SF	11.75
5	0810	CONCRETE A	0	100	0	0	122.00	SF	6.50
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	326,460								
TOTAL MARKET OB/XF VALUE	8,103								
TOTAL LAND VALUE - MARKET	225,000								
TOTAL MARKET VALUE	559,563								
SOH/AGL Deduction	50,258								
ASSESSED VALUE	509,305								
TOTAL EXEMPTION VALUE	13								
BASE TAXABLE VALUE	0								
TOTAL JUST VALUE	559,563								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	465,199								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190412	ADDITION	0	07/08/2019
20102109	H/AC	2,000	12/09/2010
7161	NEW CONSTR	53,250	06/30/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0666/0803	9/09/1992	WD	Q	I		132,600	
GRANTOR: TREVETT HOMES INC							
GRANTEE: CLARKE PETER & NANC							
0662/1726	7/08/1992	WD	U	V		25,000	
GRANTOR: BANK SOUTH							
GRANTEE: TREVETT HOMES INC							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FGR=[YR=1993]	W22BAS=[YR=2020]	N5	W6	S15	E6	N10	\$	S10	
BAS=[YR=2020]	W6	BAS=[YR=1993]	N15	W3BAS=[YR=2020]	N6	U2			
L2	W5	D2	L2	S6	E9\$	W23	N10	U3	L3
FOP=[YR=1993]	S1	E21	N9	L3	D3	W8	U3	L3	W7
	S8\$	N8	E7	D3	R3	E8	U3	R3	N1
	E5	N12\$	S7	E6	N7	\$	S12	E22	N22\$.