

LOT 37
IN OR 819/14
SEA ISLAND PLANTATION PB 5/275

SCHROEDER JOHN R & MARY ANN
2809 ISLAND PLANTATION DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1678-0037-0000



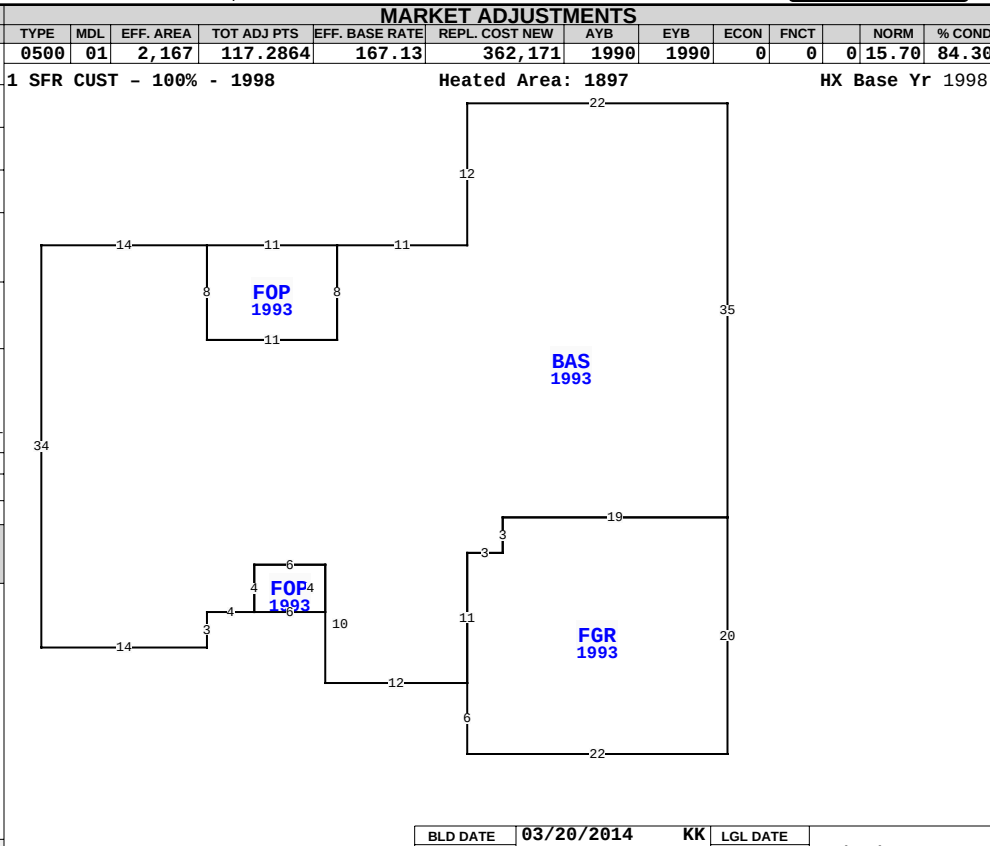
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	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	1,897	100	1,897	267,270
FGR	431	55	237	33,391
FOP	24	30	7	986
FOP	88	30	26	3,663
TOTALS	2,440		2,167	305,310

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	
3	0855	CONC PAVER	0	100	0	0	233.00	SF	10.00	
4	0812	CONCRETE C	0	100	0	0	1,252.00	SF	4.00	
5	0855	CONC PAVER	0	100	0	0	26.00	SF	10.00	
6	1129	STONE 8"	0	100	0	0	158.00	SF	15.75	
7	0851	PATIO STON	0	100	0	0	195.00	SF	0.75	
8	0861	POOL GUNIT	0	100	0	0	141.00	SF	85.00	
9	0910	SCRN RM L	0	100	0	0	626.00	SF	15.00	
10	0845	KOOL DECK	0	100	0	0	555.00	SF	7.25	
11	0855	CONC PAVER	0	100	31	3	93.00	SF	10.00	

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



BLD DATE	03/20/2014	KK	LGL DATE	
XF DATE			LAND DATE	08/01/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0006		0.00	0.00	1.00	LT

NASSAU COUNTY PROPERTY										
VALUATION SUMMARY										
VALUATION BY	STANDARD									
Tax Group: 2	Tax Dist:									
BUILDING MARKET VALUE	305,310									
TOTAL MARKET OB/XF VALUE	19,080									
TOTAL LAND VALUE - MARKET	281,250									
TOTAL MARKET VALUE	605,640									
SOH/AGL Deduction	399,078									
ASSESSED VALUE	206,562									
TOTAL EXEMPTION VALUE	50,000									
BASE TAXABLE VALUE	156,562									
TOTAL JUST VALUE	605,640									
NCON VALUE	0									
INCOME VALUE										
PREVIOUS YEAR MKT VALUE	477,838									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152569	WIND/SIDE	46,000	11/03/2015
20120907	H/AC	2,500	05/18/2012
20080292	RE-ROOF	11,750	02/27/2008
20041581	ELEC OTHER	1,000	09/01/2004
984821	SWIM POOL	20,482	01/19/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0819/0014	1/07/1998	WD	U	I	07	100
GRANTOR: HOWARD KENNETH J & JO						
GRANTEE: SCHROEDER JOHN R &						
0676/0129	2/26/1993	WD	U	I	08	148,500
GRANTOR: HOWARD KENNETH & J C						
GRANTEE: SCHROEDER JOHN & M						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=1993] W22 S12 W11 FOP=[YR=1993] W11 S8 E11 N8\$ S8 W11 N8 W14 S34 E14 N3 E4 FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S10 E12 FGR=[YR=1993] S6 E22 N20 W19 S3 W3 S11\$ N11 E3 N3 E19 N35\$.										

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