LOT 31
IN OR 2124/1826
PLANTATION POINT PB 5/269

FRANKENBERG MARK & LORA
1367 MISSION SAN CARLOS DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0518-0031-0000

BUILDING CHARACTERISTICS

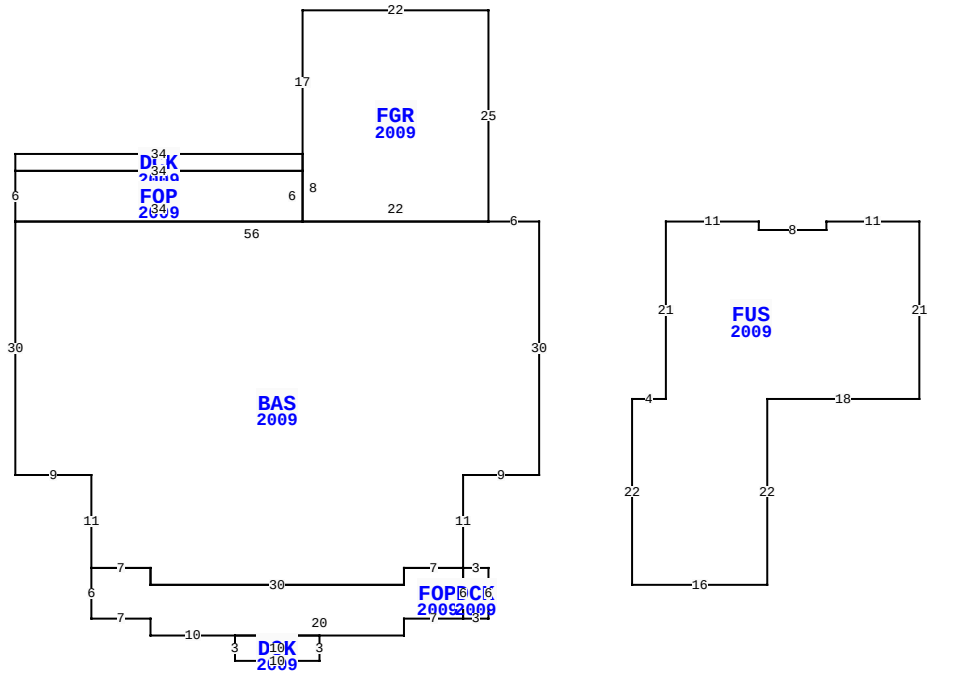
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,404	100	2,404	404,099
DCK	18	10	2	337
DCK	30	10	3	504
DCK	68	10	7	1,176
FGR	550	55	302	50,765
FOP	204	30	61	10,254
FOP	264	30	79	13,280
FUS	974	100	974	163,724
TOTALS	4,512		3,832	644,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,832	119.8530	179.78	688,917	2009	2009	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2018 Heated Area: 3378 HX Base Yr 2018



1367 MISSION SAN CARLOS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		644,137
TOTAL MARKET OB/XF VALUE		12,318
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,006,455
SOH/AGL Deduction		502,910
ASSESSED VALUE		503,545
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		453,545
TOTAL JUST VALUE		1,006,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		977,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20923	CO ISSUED	0	05/12/2009
M13980	MECH OTHER	0	07/01/2008
R11363	REPAIR/RRF	5,000	06/01/2008
P13187	OTHER	0	04/01/2008
E20699	ELEC OTHER	10,000	04/01/2008
B20923	NEW CONSTR	350,000	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/1826	5/31/2017	WD	Q	I	01	583,300
GRANTOR: SMITH PHILLIP JR						
GRANTEE: FRANKENBERG MARK &						
1353/1891	9/29/2005	WD	U	V	20	185,000
GRANTOR: LANG WILLIAM J & CHER						
GRANTEE: SMITH PHILLIP JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W6 FGR=[YR=2009] N25 W22 S17 DCK=[YR=2009] W34 S2 FOP=[YR=2009] S6 E34 N6 W34$ E34 N2$ S8 E22$ W56 S30 E9 S11 FOP=[YR=2009] S6 E7 S2 E10 DCK=[YR=2009] S3 E10 N3 W10$ E20 N2 E7 DCK=[YR=2009] E3 N6 W3 S6 $ N6 W7 S2 W30 N2 W7$ E7 S2 E30 N2 E7 N11 E9 N30$ PTR=E15 FUS=[YR=2009] E11 S1 E8 N1 E11 S21 W18 S22 W16 N22 E4 N21$ W15$.

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	2,070.00	SF	4.00	4.00	100	2009	2009	3	90	7,452	
2	0855	CONC PAVER	0	100	0	0	334.00	SF	10.00	10.00	100	2009	2009	3	90	3,006	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	93	1,860	

LAND DESCRIPTION

TOTAL OB/XF 12,318

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	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS