

LOT 33
IN OR 1808/1325
PLANTATION POINT PB 5/269

ALLISON ROBERT P III & YANICK
1375 MISSION SAN CARLOS DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0518-0033-0000



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	VALUATION SUMMARY														
Exterior Wall	12	CEDAR 90	0500	01	2,570	134.1360	201.20	517,084	1990	1990	0	0	17.27	82.73	STANDARD														
Exterior Wall	20	FACE BRICK 10	1 SFR CUST - 100% - 2013													Heated Area: 2209													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2013													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 60																											
Interior Floo	12	HARDWOOD 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	2.5	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 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	2,209	100	2,209	367,694																									
FGR	474	55	261	43,444																									
FOP	35	30	10	1,665																									
FSP	225	40	90	14,981																									
TOTALS			2,943	2,570	427,784																								
EXTRA FEATURES			1375 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1990	1990	3	68	2,380														
2	0812	CONCRETE C	0	100	0	0	1,337.00	SF	4.00	100	1990	1990	3	59.5	3,182														
3	0858	SCULP CONC	0	100	0	0	412.00	SF	13.00	100	2002	2002	3	95	5,088														
4	1242	WD DECK A	0	100	0	0	865.00	SF	10.00	100	2006	2006	3	27	2,336														
TOTAL OB/XF 12,986																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																													