LOT 37
PLANTATION POINT PB 5/269

POND JILL &/BYRNE PATRICK J
11 LEBARON WAY
MATTAPOISETT, MA 02739

2024

00-00-30-0518-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

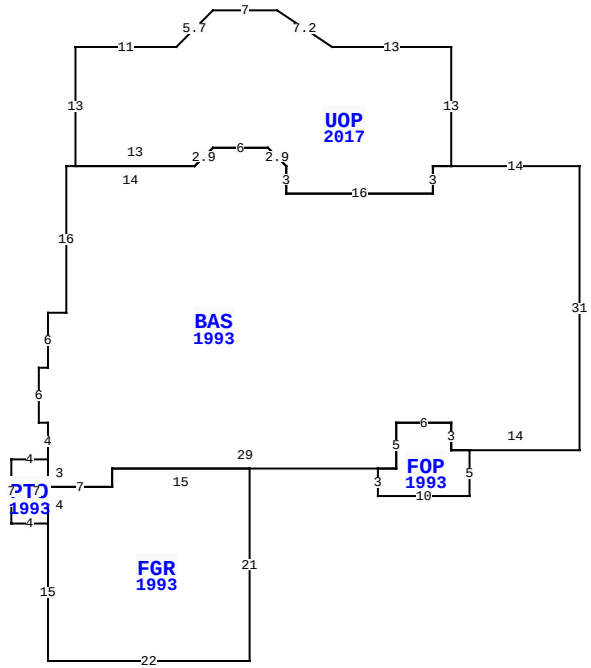
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,812	100	1,812	280,135
FGR	448	55	246	38,032
FOP	64	30	19	2,938
PTO	28	5	1	154
UOP	613	20	123	19,015
TOTALS	2,965		2,201	340,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,201	114.9393	172.41	379,474	1992	2002	0	0	0	10.33	89.67

1 SFR CUST – 0% - 0 Heated Area: 1812 HX Base Yr



1391 MISSION SAN CARLOS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	340,274
TOTAL MARKET OB/XF VALUE	18,967
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	709,241
SOH/AGL Deduction	187,532
ASSESSED VALUE	521,709
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	521,709
TOTAL JUST VALUE	709,241
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	694,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001111	ADDITION	12,857	02/01/2018
B0210500	ADDITION	7,400	11/01/2002
7745	NEW CONSTR	70,446	01/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2387/1511	8/25/2020	WD	Q	I	01	475,000
GRANTOR: FRICKE CRAIG W & GINA						
GRANTEE: POND JILL & PATRICK						
2105/0041	3/07/2017	WD	Q	I	01	450,000
GRANTOR: ORZECK GREG & INGRID						
GRANTEE: FRICKE CRAIG W & GI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=2017] N13 W13 U4 L6 W7 D4 L4 W11 S13 E13 U2 R2 E6 D2 R2 S3 E16 N3 E2$ W2 S3 W16 N3 L2 U2 W6 D2 L2 W14 S16 W2 S6 W1 S6 E1 S4 PTO=[YR=1993] W4 S7 E4 FGR=[YR=1993] S15 E22 N21 W15 S2 W7 S4 $ N7 $ S3 E7 N2 E29 FOP=[YR=1993] S3 E10 N5 W2 N3 W6S5 W2 $ E2 N5 E6 S3 E14 N31 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	0812	CONCRETE C	0	0	0	0	1,850.00	SF	4.00	4.00	100	1992	1992	3	64	4,736	
3	0855	CONC PAVER	0	0	0	0	352.00	SF	10.00	10.00	100	2015	2015	3	95	3,344	
4	0911	SCRN RM A	0	0	0	0	613.00	SF	17.50	17.50	100	2017	2017	3	78	8,367	

LAND DESCRIPTION

TOTAL OB/XF 18,967

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	0	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