

LOT 38
IN OR 1964/1398
PLANTATION POINT PB 5/269

RUFUS TONEY & BETTY A
1395 MISSION SAN CARLOS DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0518-0038-0000

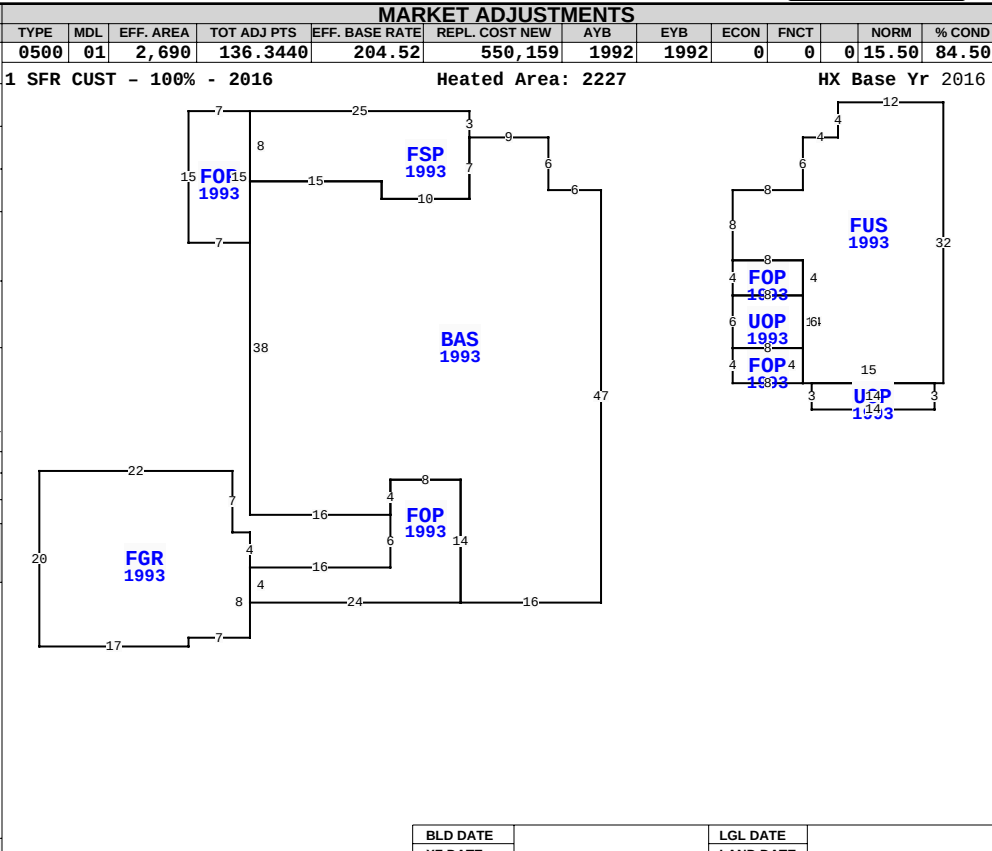


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	1,667	100	1,667	288,090
FGR	459	55	252	43,550
FOP	32	30	10	1,728
FOP	32	30	10	1,728
FOP	105	30	32	5,531
FOP	176	30	53	9,160
FSP	220	40	88	15,208
FUS	560	100	560	96,779
UOP	42	20	8	1,382
UOP	48	20	10	1,728
TOTALS	3,341		2,690	464,884

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0 100	0	0	1,694.00	SF	4.00	
3	0861	POOL GUNIT	0 100	24	14	336.00	SF	85.00	
4	0845	KOOL DECK	0 100	0	0	814.00	SF	7.25	
5	0910	SCRN RM L	0 100	0	0	1,028.00	SF	15.00	
6	1126	CB/STC 8"	0 100	0	0	134.00	SF	4.00	
7	0461	IRON FENCE	0 100	0	0	35.00	SF	8.50	



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

LAND DESCRIPTION										TOTAL OB/XF							18,907		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
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	3		
REVIEW DATE		05/12/2019		BY KBA		Total Acres: 0.00			Total Land Value: 350,000			Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY										PAGE 1 of 1										8
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 8 Tax Dist:										
BUILDING MARKET VALUE										464,884										
TOTAL MARKET OB/XF VALUE										18,907										
TOTAL LAND VALUE - MARKET										350,000										
TOTAL MARKET VALUE										833,791										
SOH/AGL Deduction										442,014										
ASSESSED VALUE										391,777										
TOTAL EXEMPTION VALUE										55,000										
BASE TAXABLE VALUE										336,777										
TOTAL JUST VALUE										833,791										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										813,461										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7705	SWIM POOL	11,200	12/01/1991
7687	NEW CONSTR	141,000	11/15/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	I V	RSN CD	SALE PRICE	
1964/1398	2/18/2015	WD	Q	I	02	422,000	
GRANTOR:MCCRACKEN RONALD L &							
GRANTEE:RUFUS TONEY & BETTY							
1147/0205	6/20/2003	WD	Q	I		320,000	
GRANTOR:DUVALL PAUL F & VIRGI							
GRANTEE:MCCRACKEN RONALD L							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W6 N6 W9 FSP=[YR=1993] N3 W25 FOP=[YR=1993] W7 S15 E7 N15 \$ S8 E15 S2 E10 N7 \$ S7 W10 N2 W15 S38 E16 FOP=[YR=1993] S6 W16 FGR=[YR=1993] N4 W2 N7 W22 S20 E17 N1 E7 N8 \$ S4 E24 N14 W8 S4 \$ N4 E8 S14 E16 N47 \$ PTR=E15 FUS=[YR=1993] E8 N6 E4 N4 E12 S32 W1 UOP=[YR=1993] S3 W14 N3 E14\$ W15 FOP=[YR=1993] W8 N4 UOP=[YR=1993] N6 FOP=[YR=1993] N4 E8 S4 W8\$ E8 S6 W8\$ E8 S4\$ N14 W8 N8\$ W15\$.									