

LOT 50 & W5 FT OF TRACT A &
FRACT OF LOT 69 (S-1)
IN OR 1647/443

MCAHON THOMAS W & JODY L
12590 SPRING VIOLET PLACE
CARMEL, IN 46033

2024

00-00-30-0518-0050-0000



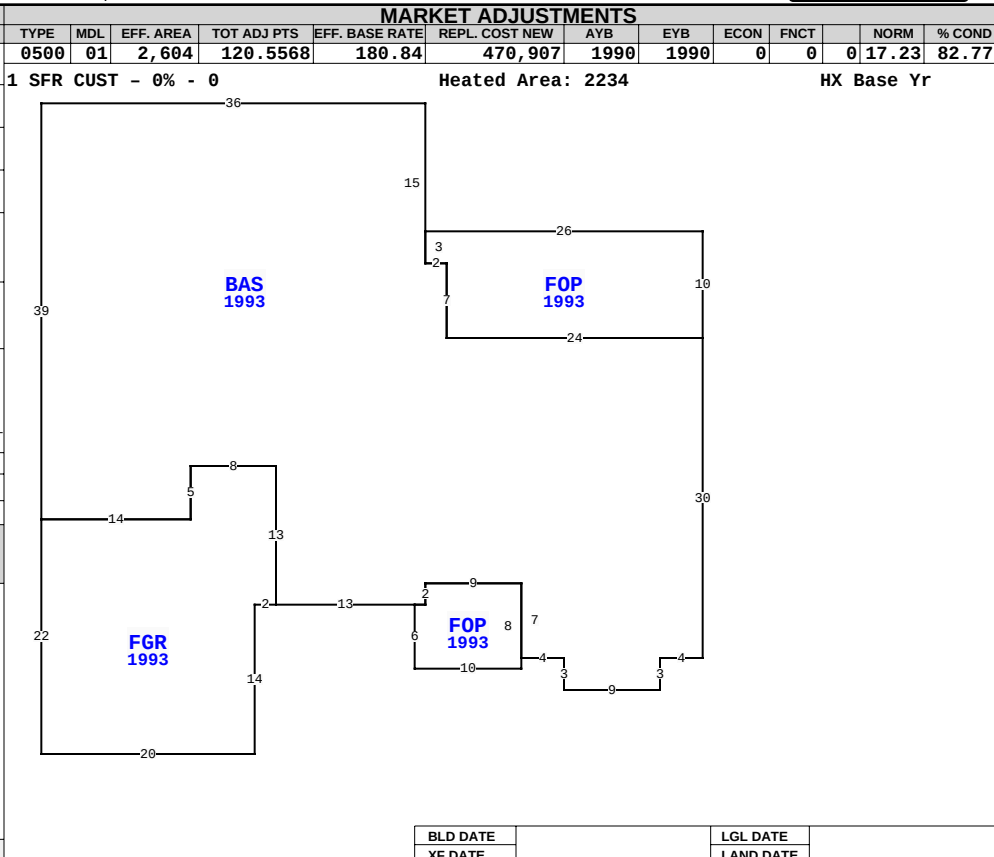
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	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	2,234	100	2,234	334,388
FGR	496	55	273	40,863
FOP	78	30	23	3,442
FOP	246	30	74	11,076
TOTALS	3,054		2,604	389,770

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,409.00	SF	4.00
3	0861	POOL GUNIT	0	0	0	0	407.00	SF	85.00
4	0911	SCRN RM A	0	0	0	0	1,208.00	SF	17.50
5	0845	KOOL DECK	0	0	0	0	837.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
33,871									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,409.00	SF	4.00
3	0861	POOL GUNIT	0	0	0	0	407.00	SF	85.00
4	0911	SCRN RM A	0	0	0	0	1,208.00	SF	17.50
5	0845	KOOL DECK	0	0	0	0	837.00	SF	7.25

1392 PLANTATION POINT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					389,770				
TOTAL MARKET OB/XF VALUE					33,871				
TOTAL LAND VALUE - MARKET					350,000				
TOTAL MARKET VALUE					773,641				
SOH/AGL Deduction					271,863				
ASSESSED VALUE					501,778				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					501,778				
TOTAL JUST VALUE					773,641				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					756,699				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011042	SCRNROOM	31,684	12/12/2017
M961980	H/AC	0	11/01/1996
6218	NEW CONSTR	94,810	01/16/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1647/0443	10/30/2009	WD	Q	I	01	349,000	
GRANTOR: MCWHORTER DAVID J & E							
GRANTEE: MCMAHON THOMAS W &							
0846/0253	8/25/1998	WD	U	I	06	56,000	
GRANTOR: MCWHORTER DAVID J							
GRANTEE: MCWHORTER DAVID J &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W36 S39 FGR=[YR=1993] S22 E20 N14 E2 N13 W8 S5 W14 \$ E14 N5 E8 S13 E13 FOP=[YR=1993] S6 E10 N8 W9 S2 W1 \$ E1 N2 E9 S7 E4 S3 E9 N3 E4 N30 FOP=[YR=1993] N10 W26 S3 E2 S7 E24 \$ W24 N7 W2 N15 \$.									