LOT 72 & PT OF LOT 73
IN OR 2137/1508
PLANTATION POINT PB 5/269

WAGNER MICHAEL THOMAS & AMY C
1388 MISSION SAN CARLOS DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0518-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

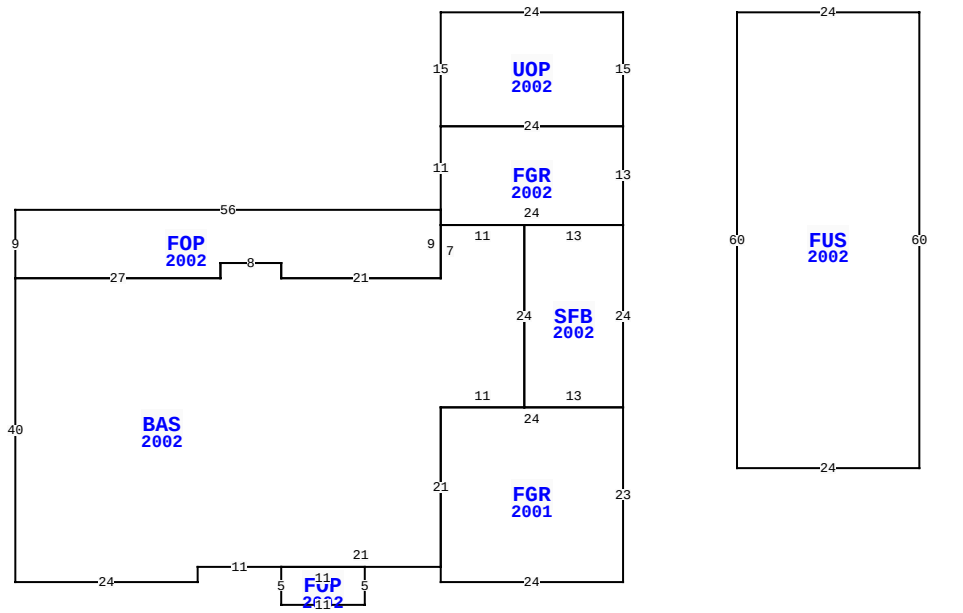
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	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	2,456	100	2,456	366,844
FGR	552	55	304	45,408
FGR	312	55	172	25,691
FOP	55	30	16	2,390
FOP	488	30	146	21,808
FUS	1,440	100	1,440	215,088
SFB	312	80	250	37,342
UOP	360	20	72	10,754
TOTALS	5,975		4,856	725,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,856	111.2625	166.89	810,418	2002	2002	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2018 Heated Area: 4146 HX Base Yr 2018



1388 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		725,324
TOTAL MARKET OB/XF VALUE		44,250
TOTAL LAND VALUE - MARKET		437,500
TOTAL MARKET VALUE		1,207,074
SOH/AGL Deduction		605,007
ASSESSED VALUE		602,067
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		552,067
TOTAL JUST VALUE		1,207,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,176,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707507	REPAIR/RRF	40,000	08/18/2017
B0109102	XFOB	8,675	12/01/2001
B0108657	NEW CONSTR	450,000	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2137/1508	7/17/2017	WD	U	I	11	100
GRANTOR: DUVALL VIRGINIA L						
GRANTEE: WAGNER MICHAEL THOM						
2137/1501	2/16/2016	TD	U	I	11	100
GRANTOR: PAUL F DUVALL TRUST						
GRANTEE: DUVALL VIRGINIA L						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W24 S15 FGR=[YR=2002] S11 FOP=[YR=2002] W56 S9 BAS=[YR=2002] S40 E24 N2 E11 FOP=[YR=2002] S5 E11 N5 W11 $ E21 FGR=[YR=2001] S2 E24 N23 SFB=[YR=2002] N24 W13 S24 E13 $ W24 S21 $ N21 E11 N24 W11 S7 W21 N2 W8 S2 W27 $ E27 N2 E8 S2 E21 N9 $ S2 E24 N13 W24 $ E24 N15 $ PTR= E15 FUS=[YR=2002] E24 S60 W24 N60 $ 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	1,064.00	SF	4.00	4.00	100	2002	2002	3	82	3,490	
2	0825	BRICK	0	100	0	0	1,078.00	SF	12.50	12.50	100	2002	2002	3	95	12,801	
3	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	2002	2002	3	29	12,621	
4	0845	KOOL DECK	0	100	0	0	884.00	SF	7.25	7.25	100	2002	2002	3	82	5,255	
5	0825	BRICK	0	100	0	0	362.00	SF	12.50	12.50	100	2002	2002	3	95	4,299	
6	0910	SCRN RM L	0	100	56	23	1,288.00	SF	15.00	15.00	100	2002	2002	3	20	3,864	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	200	
8	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	86	1,720	

LAND DESCRIPTION

TOTAL OB/XF 44,250

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	0.75	350,000.00	262,500.00	262,500							
2	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	0.50	350,000.00	175,000.00	175,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 437,500 Market: 0 Agricultural: 0 Common: 437,500 PRINTED 08/06/2024 BY SYS