

LOT 36 & FRACT LOT 33 (S-1)
IN OR 666/803
SEA ISLAND PLANTATION PB 5/275

CLARKE PETER J & NANCY H
2811 ISLAND PLANTATION DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1678-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

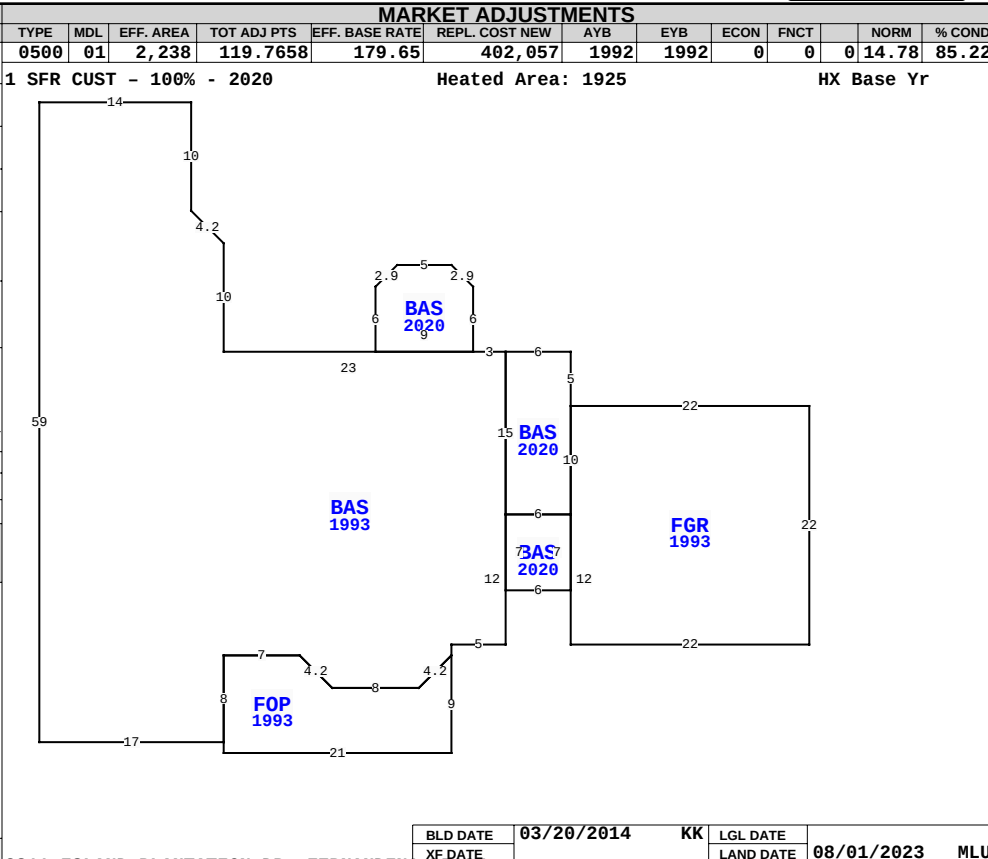
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,725	100	1,725	264,093
BAS	42	100	42	6,430
BAS	68	100	68	10,410
BAS	90	100	90	13,779
FGR	484	55	266	40,724
FOP	156	30	47	7,196

TOTALS	2,565		2,238	342,633
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	918.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	0	0	235.00	SF	10.00
4	0820	WOOD WALK	0	100	6	6	36.00	SF	11.75
5	0810	CONCRETE A	0	100	0	0	122.00	SF	6.50
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00



BLD DATE	03/20/2014	KK	LGL DATE	
XF DATE			LAND DATE	08/01/2023
INC DATE			AG DATE	MLU

2811 ISLAND PLANTATION DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		342,633	
TOTAL MARKET OB/XF VALUE		7,802	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		575,435	
SOH/AGL Deduction		50,851	
ASSESSED VALUE		524,584	
TOTAL EXEMPTION VALUE		13	524,584
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		575,435	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		559,563	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190412	ADDITION	0	07/08/2019
20102109	H/AC	2,000	12/09/2010
7161	NEW CONSTR	53,250	06/30/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0666/0803	9/09/1992	WD	Q	I		132,600	
GRANTOR: TREVETT HOMES INC							
GRANTEE: CLARKE PETER & NANC							
0662/1726	7/08/1992	WD	U	V		25,000	
GRANTOR: BANK SOUTH							
GRANTEE: TREVETT HOMES INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W22BAS=[YR=2020] N5 W6 S15 E6 N10 \$ S10 BAS=[YR=2020] W6 BAS=[YR=1993] N15 W3BAS=[YR=2020] N6 U2 L2 W5 D2 L2 S6 E9\$ W23 N10 U3 L3 N10 W14 S59 E17 FOP=[YR=1993] S1 E21 N9 L3 D3 W8 U3 L3 W7 S8\$ N8 E7 D3 R3 E8 U3 R3 N1 E5 N12\$ S7 E6 N7 \$ S12 E22 N22\$.									