

LOT 37
IN OR 819/14
SEA ISLAND PLANTATION PB 5/275

SCHROEDER JOHN R & MARY ANN
2809 ISLAND PLANTATION DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1678-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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	1,897	100	1,897	280,007
FGR	431	55	237	34,982
FOP	24	30	7	1,034
FOP	88	30	26	3,838
TOTALS	2,440		2,167	319,860

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	233.00	SF	10.00	
3	0812	CONCRETE C	0 100	0	0	1,252.00	SF	4.00	
4	0855	CONC PAVER	0 100	0	0	26.00	SF	10.00	
5	1129	STONE 8"	0 100	0	0	158.00	SF	15.75	
6	0851	PATIO STON	0 100	0	0	195.00	SF	0.75	
7	0861	POOL GUNIT	0 100	0	0	141.00	SF	85.00	
8	0910	SCRN RM L	0 100	0	0	626.00	SF	15.00	
9	0845	KOOL DECK	0 100	0	0	555.00	SF	7.25	
10	0855	CONC PAVER	0 100	31	3	93.00	SF	10.00	

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	2,167	117.2864	175.93	381,240	1990	1990		0	0	16.10	83.90	
1 SFR CUST - 100% - 1998 Heated Area: 1897 HX Base Yr 1998													

2809 ISLAND PLANTATION DR, FERNANDINA BEACH									
BLD DATE		03/20/2014		KK		LGL DATE		08/01/2023	
XF DATE						LAND DATE		MLU	
INC DATE						AG DATE			

TOTAL OB/XF													
18,329													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.25

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2									
2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					319,860				
TOTAL MARKET OB/XF VALUE					18,529				
TOTAL LAND VALUE - MARKET					281,250				
TOTAL MARKET VALUE					619,639				
SOH/AGL Deduction					406,880				
ASSESSED VALUE					212,759				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					162,759				
TOTAL JUST VALUE					619,639				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					605,640				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152569	WIND/SIDE	46,000	11/03/2015
20120907	H/AC	2,500	05/18/2012
20080292	RE-ROOF	11,750	02/27/2008
20041581	ELEC OTHER	1,000	09/01/2004
984821	SWIM POOL	20,482	01/19/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0819/0014	1/07/1998	WD	U	I	07		100
GRANTOR: HOWARD KENNETH J & JO							
GRANTEE: SCHROEDER JOHN R &							
0676/0129	2/26/1993	WD	U	I	08		148,500
GRANTOR: HOWARD KENNETH & J C							
GRANTEE: SCHROEDER JOHN & M							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W22 S12 W11 FOP=[YR=1993] W11 S8 E11 N8\$ S8 W11 N8 W14 S34 E14 N3 E4 FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S10 E12 FGR=[YR=1993] S6 E22 N20 W19 S3 W3 S11\$ N11 E3 N3 E19 N35\$.									

SCHROEDER JOHN R & MARY ANN
2809 ISLAND PLANTATION DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-1678-0037-0000

[illegible]