LOT 30 & PT TRACT B
IN OR 2762/187
PLANTATION POINT PB 5/269

WALLACE ROBERT & JOHANNE REVOCABLE TRUST/WALLACE R
1363 MISSION SAN CARLOS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

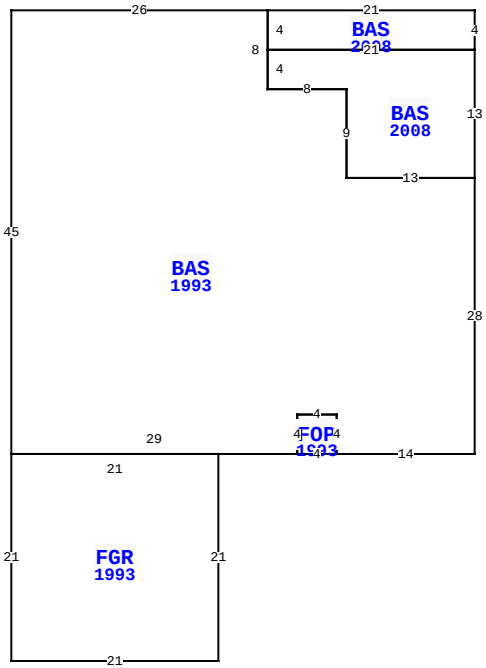
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3036.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,814	100	1993	1,814	264,556
BAS	84	100	2008	84	12,251
BAS	201	100	2008	201	29,314
FGR	441	55	1993	243	35,439
FOP	16	30	1993	5	729
TOTALS	2,556			2,347	342,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,347	110.0540	173.89	408,120	1990	1990	0	0	0	16.13	83.87

1 SFR CUST – 100% - 2023 Heated Area: 2099 HX Base Yr 2023



1363 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		342,290
TOTAL MARKET OB/XF VALUE		6,143
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		698,433
SOH/AGL Deduction		0
ASSESSED VALUE		698,433
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		647,711
TOTAL JUST VALUE		698,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		682,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P003913	OTHER	3,000	03/01/2000
6415	NEW CONSTR	83,100	04/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2762/187	1/15/2025	WD	Q	I	01	725,000
GRANTOR: TIGHE LINNEA & EVAN						
GRANTEE: WALLACE ROBERT & JO						
2561/0584	5/05/2022	WD	U	I	11	100
GRANTOR: SCOTT MICHAEL E						
GRANTEE: TIGHE LINNEA & EVAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W21 BAS=[YR=1993] W26 S45 FGR=[YR=1993] S21 E21 N21 W21 $ E29 FOP=[YR=1993] E4 N4 W4 S4 $ N4 E4 S4 E14 N28 BAS=[YR=2008] N13 W21 S4 E8 S9 E13 $ W13 N9 W8 N8 $ S4 E21 N4 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,681.00	SF	4.00	4.00	100	1990	1990	3	57	3,833	

LAND DESCRIPTION

TOTAL OB/XF 6,143

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	RES	100	0003	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS