LOT 31
IN OR 2124/1826
PLANTATION POINT PB 5/269

**FRANKENBERG MARK & LORA**
1367 MISSION SAN CARLOS DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0518-0031-0000**

## BUILDING CHARACTERISTICS

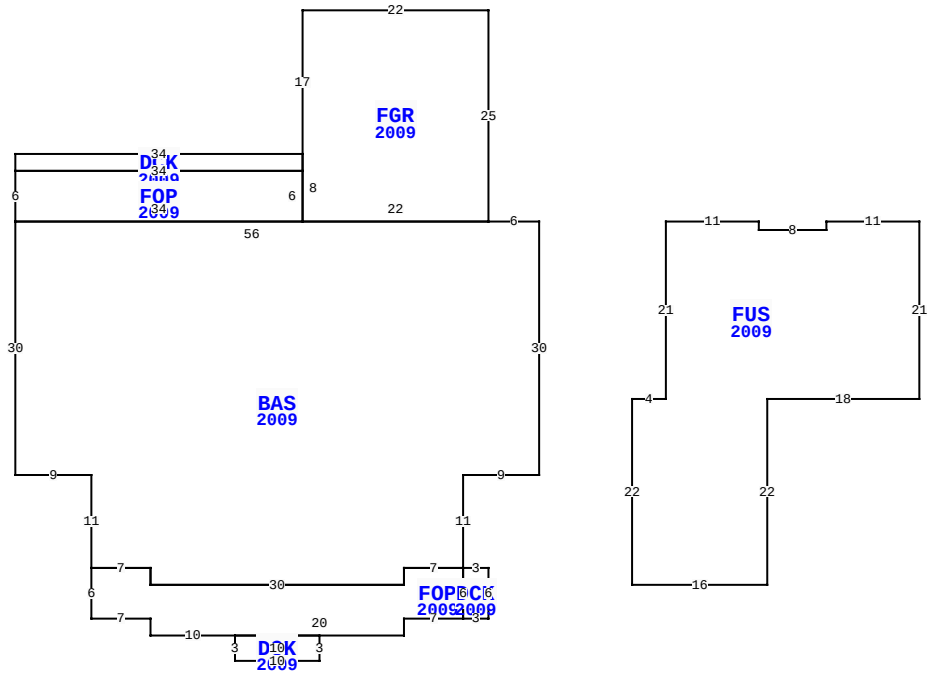
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,404 | 100 | 2009 | 2,404 | 423,378 |
| DCK | 18 | 10 | 2009 | 2 | 352 |
| DCK | 30 | 10 | 2009 | 3 | 528 |
| DCK | 68 | 10 | 2009 | 7 | 1,233 |
| FGR | 550 | 55 | 2009 | 302 | 53,187 |
| FOP | 204 | 30 | 2009 | 61 | 10,743 |
| FOP | 264 | 30 | 2009 | 79 | 13,913 |
| FUS | 974 | 100 | 2009 | 974 | 171,535 |
| TOTALS | 4,512 | | | 3,832 | 674,869 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,832 | 119.8530 | 189.37 | 725,666 | 2009 | 2009 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SFR CUST – 100% - 2018 Heated Area: 3378 HX Base Yr 2018




1367 MISSION SAN CARLOS DR, FERNANDINA BEACH

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 674,869 |
| TOTAL MARKET OB/XF VALUE | | 12,182 |
| TOTAL LAND VALUE - MARKET | | 350,000 |
| TOTAL MARKET VALUE | | 1,037,051 |
| SOH/AGL Deduction | | 518,903 |
| ASSESSED VALUE | | 518,148 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 467,426 |
| TOTAL JUST VALUE | | 1,037,051 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,006,455 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C20923 | CO ISSUED | 0 | 05/12/2009 |
| M13980 | MECH OTHER | 0 | 07/01/2008 |
| R11363 | REPAIR/RRF | 5,000 | 06/01/2008 |
| P13187 | OTHER | 0 | 04/01/2008 |
| E20699 | ELEC OTHER | 10,000 | 04/01/2008 |
| B20923 | NEW CONSTR | 350,000 | 01/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2124/1826 | 5/31/2017 | WD | Q | I | 01 | 583,300 |
| GRANTOR: SMITH PHILLIP JR | | | | | | |
| GRANTEE: FRANKENBERG MARK & | | | | | | |
| 1353/1891 | 9/29/2005 | WD | U | V | 20 | 185,000 |
| GRANTOR: LANG WILLIAM J & CHER | | | | | | |
| GRANTEE: SMITH PHILLIP JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W6 FGR=[YR=2009] N25 W22 S17 DCK=[YR=2009] W34 S2 FOP=[YR=2009] S6 E34 N6 W34$ E34 N2$ S8 E22$ W56 S30 E9 S11 FOP=[YR=2009] S6 E7 S2 E10 DCK=[YR=2009] S3 E10 N3 W10$ E20 N2 E7 DCK=[YR=2009] E3 N6 W3 S6 $ N6 W7 S2 W30 N2 W7$ E7 S2 E30 N2 E7 N11 E9 N30$ PTR=E15 FUS=[YR=2009] E11 S1 E8 N1 E11 S21 W18 S22 W16 N22 E4 N21$ 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 | 2,070.00 | SF | 4.00 | 4.00 | 100 | 2009 | 2009 | 3 | 89 | 7,369 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 334.00 | SF | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 89 | 2,973 | |
| 3 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2009 | 2009 | 3 | 92 | 1,840 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,182

| 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