LOT 32
PLANTATION POINT PB 5/269

FISHBEIN JANET
3 FOX RUN
BEDFORD, NH 03110

2025

00-00-30-0518-0032-0000

BUILDING CHARACTERISTICS

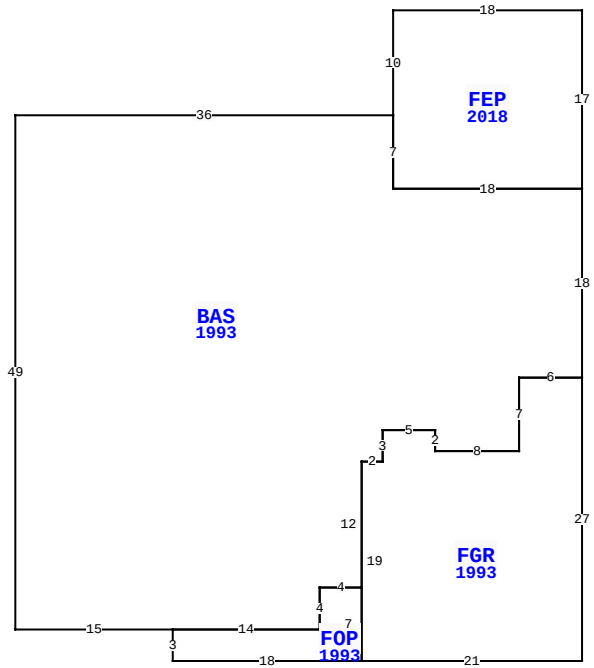
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,097	100	1993	2,097	324,711
FEP	306	80	2018	245	37,937
FGR	470	55	1993	258	39,951
FOP	70	30	1993	21	3,252
TOTALS	2,943			2,621	405,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,621	118.6800	187.51	491,464	1993	1993	0	0	0	17.42	82.58

1 SFR CUST – 0% - 2024 Heated Area: 2097 HX Base Yr



1371 MISSION SAN CARLOS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	405,851
TOTAL MARKET OB/XF VALUE	6,349
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	762,200
SOH/AGL Deduction	0
ASSESSED VALUE	762,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	762,200
TOTAL JUST VALUE	762,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	743,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808175	GLASS ROOM	18,175	08/09/2018
R1213150	ROOF	8,000	10/01/2012
B007070	ADDITION	2,940	04/01/2000
00132	NEW CONSTR	81,274	05/18/1993
B9300132	NEW CONSTR	87,074	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/728	12/15/2023	WD	Q	I	01	789,000
GRANTOR: ROGERS LAWRENCE G & C						
GRANTEE: FISHBEIN JANET						
1744/1545	6/20/2011	WD	Q	I	02	305,000
GRANTOR: TANKSLEY WM H M II &						
GRANTEE: ROGERS LAWRENCE G &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2018] W18 S10 BAS=[YR=1993] W36 S49 E15 FOP=[YR=1993] S3 E18 FGR=[YR=1993] E21 N27 W6 S7 W8 N2 W5 S3 W2 S19$ N7 W4 S4 W14$ E14 N4 E4 N12 E2 N3 E5 S2E8 N7 E6 N18 W18 N7$ S7 E18 N17$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0812	CONCRETE C	0	0	0	0	1,109.00	SF	4.00	4.00	100	1993	1993	3	64	2,839	
3	0810	CONCRETE A	0	0	0	0	117.00	SF	6.50	6.50	100	1993	1993	3	64	487	
4	0810	CONCRETE A	0	0	0	0	21.00	SF	6.50	6.50	100	1993	1993	3	64	87	
5	0810	CONCRETE A	0	0	20	4	80.00	SF	6.50	6.50	100	2002	2002	3	80	416	

LAND DESCRIPTION

TOTAL OB/XF 6,349

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	0	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