LOT 33
IN OR 1808/1325
PLANTATION POINT PB 5/269

ALLISON ROBERT P III & YANICK
1375 MISSION SAN CARLOS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0033-0000

BUILDING CHARACTERISTICS

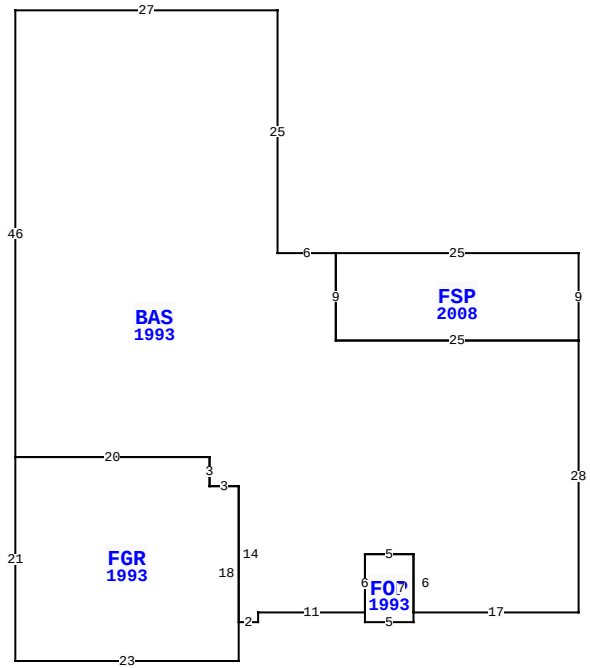
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,209	100	1993	2,209	384,962
FGR	474	55	1993	261	45,485
FOP	35	30	1993	10	1,742
FSP	225	40	2008	90	15,685
TOTALS	2,943			2,570	447,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,570	134.1360	211.93	544,660	1990	1990	0	0	0	17.77	82.23

1 SFR CUST – 100% - 2013 Heated Area: 2209 HX Base Yr 2013



1375 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		447,874
TOTAL MARKET OB/XF VALUE		12,469
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		810,343
SOH/AGL Deduction		468,406
ASSESSED VALUE		341,937
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		291,215
TOTAL JUST VALUE		810,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		790,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213097	ROOF	13,500	08/01/2012
6401	NEW CONSTR	85,200	04/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1808/1325	8/20/2012	WD	Q	I	01	296,600
GRANTOR: FENN CHARLES EDWARD J						
GRANTEE: ALLISON ROBERT PRIC						
1427/0181	7/11/2006	WD	Q	I		440,000
GRANTOR: LENDRY STEVEN D & CAR						
GRANTEE: FENN CHARLES E JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2008] W25 BAS=[YR=1993] W6 N25 W27 S46 FGR=[YR=1993] S21 E23 N18 W3 N3 W20 $ E20 S3 E3 S14 E2 N1 E11 FOP=[YR=1993] S1 E5 N7 W5 S6 $ N6 E5 S6 E17 N28 W25 N9 $ S9 E25 N9 $.

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	1,337.00	SF	4.00	4.00	100	1990	1990	3	57	3,048	
3	0858	SCULP CONC	0	100	0	0	412.00	SF	13.00	13.00	100	2002	2002	3	94	5,035	
4	1242	WD DECK A	0	100	0	0	865.00	SF	10.00	10.00	100	2006	2006	3	24	2,076	

LAND DESCRIPTION

TOTAL OB/XF 12,469

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