LOT 39
PLANTATION POINT PB 5/269

DOUGHERTY MICHAEL C REV TRUST/DOUGHERTY MICHAEL C
1399 MISSION SAN CARLOS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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	06	Quality Level 06

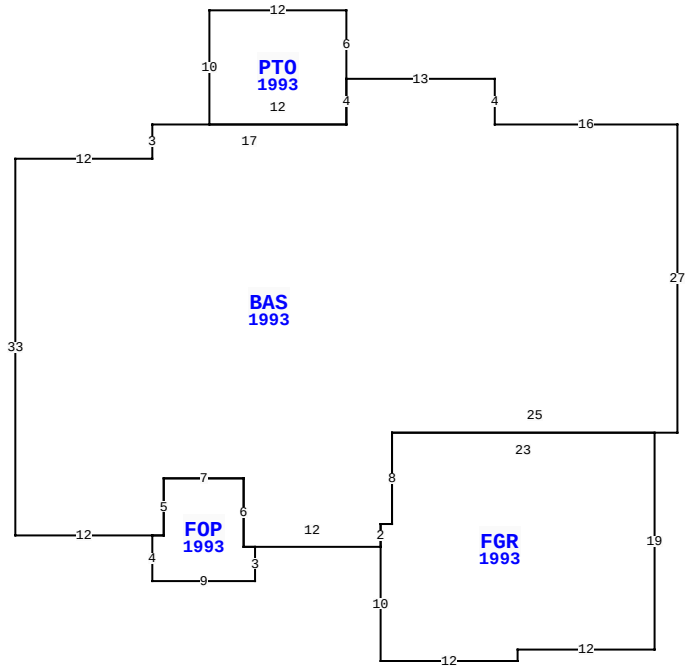
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3036.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,855	100	1993	1,855	299,657
FGR	460	55	1993	253	40,869
FOP	70	30	1993	21	3,393
PTO	120	5	1993	6	969
TOTALS	2,505			2,135	344,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,135	121.7160	192.31	410,582	1992	1992	0	0	0	16.00	84.00

1 SFR CUST – 100% - 2024 Heated Area: 1855 HX Base Yr 2024



1399 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		344,889
TOTAL MARKET OB/XF VALUE		4,025
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		698,914
SOH/AGL Deduction		0
ASSESSED VALUE		698,914
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		648,192
TOTAL JUST VALUE		698,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		683,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7845	NEW CONSTR	78,240	02/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2629/0259	4/03/2023	WD	U	I	11	100
GRANTOR: DOUGHERTY MICHAEL C						
GRANTEE: DOUGHERTY MICHAEL C						
2626/0262	3/20/2023	WD	Q	I	02	700,500
GRANTOR: WHELPLEY CHRISTOPHER						
GRANTEE: DOUGHERTY MICHAEL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N4 W13 PTO=[YR=1993] N6 W12 S10 E12 N4 $ S4 W17 S3 W12 S33 E12 FOP=[YR=1993] S4 E9 N3 W1 N6 W7 S5 W1 $ E1 N5 E7 S6 E12 FGR=[YR=1993] S10 E12 N1 E12 N19 W23 S8 W1 S2 $ N2 E1 N8 E25 N27 $.

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	1,623.00	SF	4.00	4.00	100	1992	1992	3	62	4,025	

LAND DESCRIPTION

TOTAL OB/XF 4,025

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