LOT 41
IN OR 1786/1312
PLANTATION POINT PB 5/269

BOWERS LAURA SAMPSON & CAMERON L
1380 MISSION SAN CARLOS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

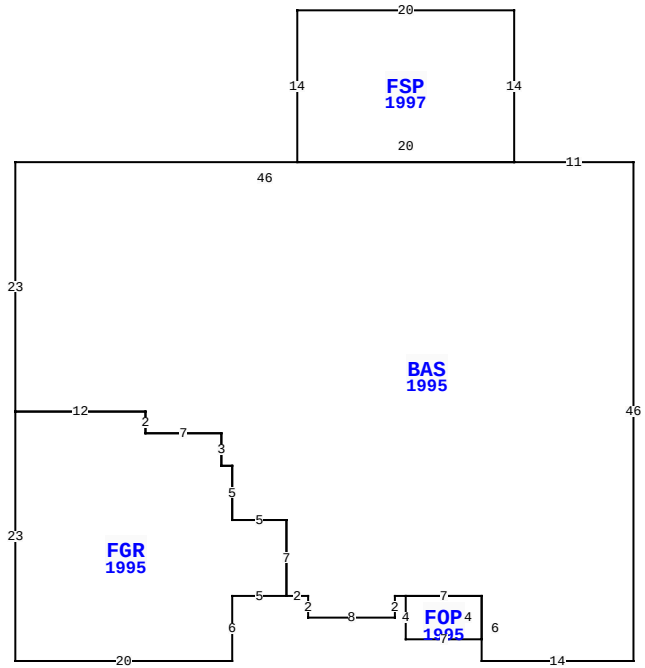
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,024	100	1995	2,024	327,716
FGR	476	55	1995	262	42,421
FOP	28	30	1995	8	1,295
FSP	280	40	1997	112	18,135
TOTALS	2,808			2,406	389,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,406	122.7303	193.91	466,547	1995	1995	0	0	0	16.50	83.50

1 SFR CUST – 100% - 2013 Heated Area: 2024 HX Base Yr 2013



1380 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		389,567
TOTAL MARKET OB/XF VALUE		6,449
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		746,016
SOH/AGL Deduction		441,125
ASSESSED VALUE		304,891
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		254,169
TOTAL JUST VALUE		746,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		728,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703823	ADDITION	7,000	04/01/1997
B9502097	NEW CONSTR	127,000	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1786/1312	3/28/2012	WD	Q	I	01	259,000
GRANTOR: JOB BETTY M						
GRANTEE: BOWERS LAURA SAMPSO						
1137/1589	5/15/2003	QC	Q	I	06	100
GRANTOR: JOB GLENN T & BETTY M						
GRANTEE: JOB GLENN T & BETTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W11 FSP=[YR=1997] N14 W20 S14 E20$ W46 S23
FGR=[YR=1995] S23 E20 N6E5 N7 W5 N5 W1 N3 W7 N2 W12$ E12 S2
E7 S3 E1 S5 E5 S7 E2 S2 E8 N2 E1 FOP=[YR=1995] S4 E7 N4 W7 $
E7S6 E14 N46 $.

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	0811	CONCRETE B	0	100	0	0	591.00	SF	5.20	5.20	100	1995	1995	3	68	2,090	
2	0810	CONCRETE A	0	100	0	0	93.00	SF	6.50	6.50	100	1995	1995	3	68	411	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
4	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	1995	1995	3	68	53	
5	0911	SCRN RM A	0	100	17	12	204.00	SF	17.50	17.50	100	1999	1999	3	20	714	
6	0877	JACUZZI	0	100	0	0	1.00	UT	500.00	500.00	100	1999	1999	3	20	100	
7	0845	KOOL DECK	0	100	0	0	155.00	SF	3.63	3.63	100	1999	1999	3	75	421	

LAND DESCRIPTION

TOTAL OB/XF 6,449

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