LOT 43 & PT OF LOT 44
IN OR 815/50
PLANTATION POINT PBK 5/269

RUFFIN DAVID H
1372 MISSION SAN CARLOS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

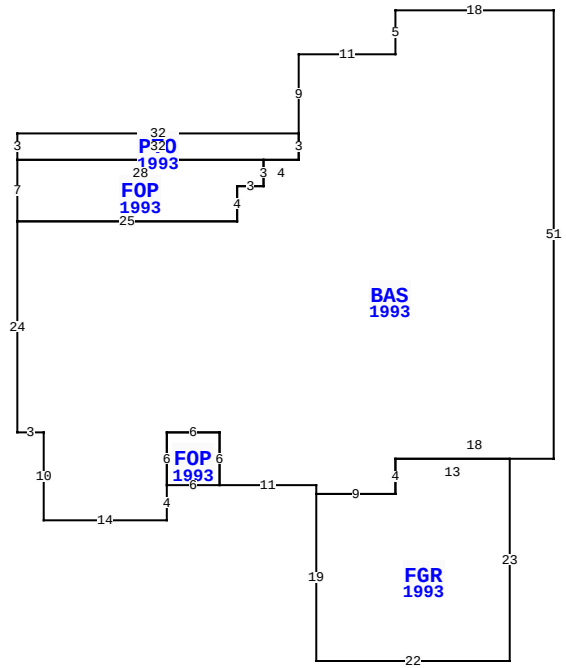
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,468	100	1993	2,468	379,832
FGR	470	55	1993	258	39,707
FOP	36	30	1993	11	1,693
FOP	184	30	1993	55	8,465
PTO	96	5	1993	5	770
TOTALS	3,254			2,797	430,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,797	117.6864	185.94	520,074	1991	1991	0	0	0	17.23	82.77

1 SFR CUST – 100% - 2004 Heated Area: 2468 HX Base Yr 2004



1372 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		430,465
TOTAL MARKET OB/XF VALUE		15,635
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		796,100
SOH/AGL Deduction		463,032
ASSESSED VALUE		333,068
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		282,346
TOTAL JUST VALUE		796,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		776,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7014	NEW CONSTR	100,450	02/25/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0815/0050	11/26/1997	WD	Q	I		184,000
GRANTOR: HEATH ROBERT B & NANN						
GRANTEE: RUFFIN DAVID H						
0620/0947	3/05/1991	WD	Q	V		34,200
GRANTOR: PLANTATION PT JOINT						
GRANTEE: HEATH ROBT & N B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S5 W11 S9 PTO=[YR=1993] W32 S3
FOP=[YR=1993] S7 E25N4 E3 N3 W28$ E32 N3$ S3 W4 S3 W3 S4 W25
S24 E3 S10 E14 N4 FOP=[YR=1993] E6 N6 W6 S6$ N6 E6 S6 E11 S1
FGR=[YR=1993] S19 E22 N23 W13 S4 W9$ E9 N4 E18 N51$.

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	1,208.00	SF	4.00	4.00	100	1991	1991	3	59.5	2,875	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
3	0911	SCRN RM A	0	100	30	20	600.00	SF	17.50	17.50	100	2001	2001	3	20	2,100	
4	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2001	2001	3	25	6,630	
5	0845	KOOL DECK	0	100	0	0	288.00	SF	7.25	7.25	100	2001	2001	3	79	1,650	

LAND DESCRIPTION

TOTAL OB/XF 15,635

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