LOT 50 & W5 FT OF TRACT A &
FRACT OF LOT 69 (S-1)
IN OR 1647/443

MCMAHON THOMAS W & JODY L
12590 SPRING VIOLET PLACE
CARMEL, IN 46033

2025

00-00-30-0518-0050-0000

BUILDING CHARACTERISTICS

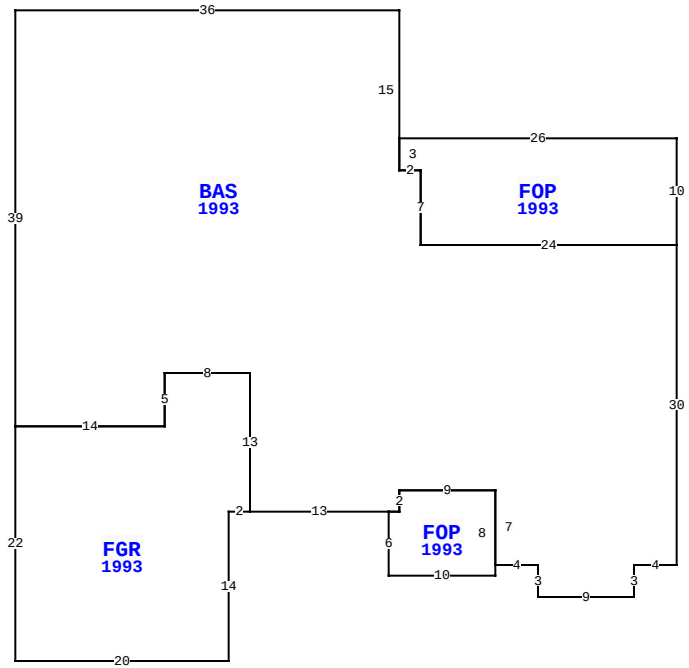
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,234	100	1993	2,234	350,894
FGR	496	55	1993	273	42,880
FOP	78	30	1993	23	3,613
FOP	246	30	1993	74	11,624
TOTALS	3,054			2,604	409,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,604	120.5568	190.48	496,010	1990	1990	0	0	0	17.54	82.46

1 SFR CUST – 0% - 0 Heated Area: 2234 HX Base Yr



1392 PLANTATION POINT 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	409,010
TOTAL MARKET OB/XF VALUE	32,693
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	791,703
SOH/AGL Deduction	239,747
ASSESSED VALUE	551,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	551,956
TOTAL JUST VALUE	791,703
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	773,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011042	SCRNROOM	31,684	12/12/2017
M961980	H/AC	0	11/01/1996
6218	NEW CONSTR	94,810	01/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1647/0443	10/30/2009	WD	Q	I	01	349,000
GRANTOR: MCWHORTER DAVID J & E						
GRANTEE: MCMAHON THOMAS W &						
0846/0253	8/25/1998	WD	Q	I	06	56,000
GRANTOR: MCWHORTER DAVID J						
GRANTEE: MCWHORTER DAVID J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S39 FGR=[YR=1993] S22 E20 N14 E2 N13 W8 S5 W14 $ E14 N5 E8 S13 E13 FOP=[YR=1993] S6 E10 N8 W9 S2 W1 $ E1 N2 E9 S7 E4 S3 E9 N3 E4 N30 FOP=[YR=1993] N10 W26 S3 E2 S7 E24 $ W24 N7 W2 N15 $.

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	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	0	0	0	1,409.00	SF	4.00	4.00	100	1990	1990	3	57	3,213	
3	0861	POOL GUNIT	0	0	0	0	407.00	SF	85.00	85.00	100	1992	1992	3	20	6,919	
4	0911	SCRN RM A	0	0	0	0	1,208.00	SF	17.50	17.50	100	2018	2018	3	78	16,489	
5	0845	KOOL DECK	0	0	0	0	837.00	SF	7.25	7.25	100	1992	1992	3	62	3,762	

LAND DESCRIPTION

TOTAL OB/XF 32,693

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