

LOT 71
L/E OR 1731/210
PLANTATION POINT PB 5/269

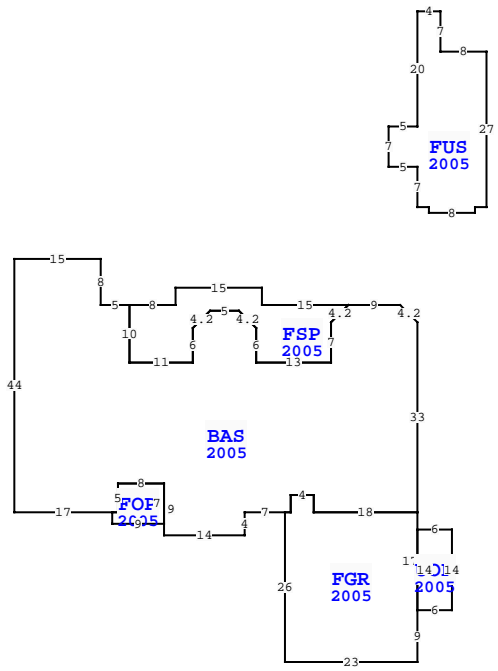
JOHNSON EDGAR M & FATIMA N L/E/
1384 MISSION SAN CARLOS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0071-0000

ELEMENT		CD	CONSTRUCTION	
Exterior Wall	16	WD FR STUC	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	60	
Interior Floor	11	CLAY TILE	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		3.5	100	
Frame	02	WOOD FRAME	100	
Stories	2.	2.	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
BAS	2,375	100	2005	2,375
FGR	610	55	2005	336
FOP	58	30	2005	17
FSP	310	40	2005	124
FUS	395	100	2005	395
UOP	84	20	2005	17
TOTALS	3,832			3,264

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2006								
					Heated Area: 2770						
					HX Base Yr 2006						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			578,732
TOTAL MARKET OB/XF VALUE			10,155
TOTAL LAND VALUE - MARKET			437,500
TOTAL MARKET VALUE			1,026,387
SOH/AGL Deduction			604,922
ASSESSED VALUE			421,465
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			370,743
TOTAL JUST VALUE			1,026,387
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,000,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413096	NEW CONSTR	210,730	06/01/2004
R046335	REPAIR/RRF	5,000	06/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1731/0210	3/28/2011	QC	U	I	11	100
GRANTOR: JOHNSON EDGAR M & FAT						
GRANTEE: JOHNSON EDGAR M & F						
1102/1578	12/23/2002	WD	Q	V		83,000
GRANTOR: DUVAL PAUL F & VIRGI						
GRANTEE: JOHNSON EDGAR & FAT						

EXTRA FEATURES																
L N	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	1,959.00	SF	4.00	4.00	100	2005	2005	3	84	6,582	
2	0810	CONCRETE A	0	100	0	46.00	SF	6.50	6.50	100	2005	2005	3	84	251	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
4	0830	FLAGSTONE	0	100	6	24.00	SF	12.00	12.00	100	2005	2005	3	84	242	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2005] L3 U3 W9 FSP=[YR=2005] W15 N3 W15 S3 W8 S10 E11 N6 R3 U3 E5 D3 R3 S6 E13 N7 R3 U3 S D3 L3 S7 W13 N6 L3 U3 W5 D3 L3 S6W11 N10 W5 N8 W15 S44 E17 POP=[YR=2005] S2 E9 N7 W8 S5 W1\$ E1 N5 E8 S9 E14 N4 E7 FGR=[YR=2005] S26E23 N9 UOP=[YR=2005] E6 N14 W6 S14\$ N17 W18 N3 W4 S3 W1\$ E1 N3 E4 S3 E18 N33\$ PTR=N20 FUS=[YR=2005] N7W5 N7 E5 N20 E4 S7 E8 S27 W2 S1 W8 N1 W2 \$ S20\$.	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.25	350,000.00	437,500.00	437,500							