LOT 1
PLANTATION POINT PB 5/269

TARZIA DIANA D
1398 HARRISON POINT TRL
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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	03	Quality Level 03

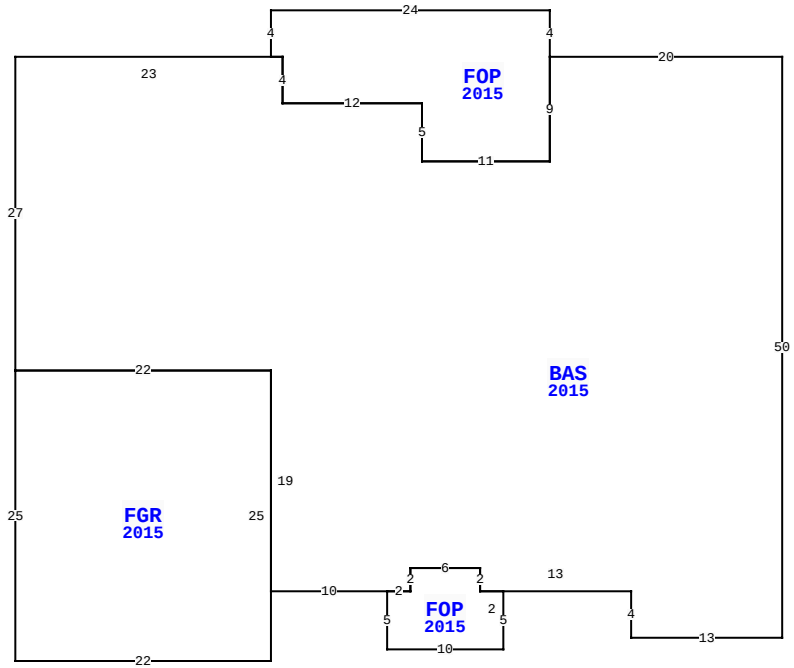
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3036.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,511	100	2,511	378,454
FGR	550	55	302	45,517
FOP	62	30	19	2,863
FOP	243	30	73	11,003
TOTALS	3,366		2,905	437,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,905	109.0400	155.38	451,379	2015	2015	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2019 Heated Area: 2511 HX Base Yr 2019



1398 HARRISON POINT TRL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		437,838
TOTAL MARKET OB/XF VALUE		90,816
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		878,654
SOH/AGL Deduction		338,988
ASSESSED VALUE		539,666
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		489,666
TOTAL JUST VALUE		878,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		620,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811128	SWIM POOL	62,600	11/16/2018
B1529895	CO ISSUED	0	09/04/2015
B1529895	NEW CONSTR	310,879	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2356/0417	4/20/2020	QC	U	I	11	100
GRANTOR: TARZIA MICHAEL G AKA						
GRANTEE: TARZIA DIANA D						
2159/0606	11/22/2017	WD	Q	I	01	550,000
GRANTOR: COLLINS JOSEPH & BARB						
GRANTEE: TARZIA DIANA D & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W20 FOP=[YR=2015] N4 W24 S4 E1 S4 E12 S5 E11 N9$ S9 W11 N5 W12 N4 W23 S27 FGR=[YR=2015] S25 E22 N25 W22$ E22 S19 E10 FOP=[YR=2015] S5 E10 N5 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E13 S4 E13 N50$.

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	0855	CONC PAVER	0	100	0	0	800.00	SF	7.00	7.00	100	2015	2015	3	96	5,376	
2	0855	CONC PAVER	0	100	0	0	76.00	SF	7.00	7.00	100	2015	2015	3	96	511	
3	0861	POOL GUNIT	0	100	0	0	483.00	SF	85.00	85.00	100	2019	2019	3	93	38,181	
4	0911	SCRN RM A	0	100	0	0	2,046.00	SF	17.50	17.50	100	2019	2019	3	90	32,225	
5	0855	CONC PAVER	0	100	0	0	1,467.00	SF	10.00	10.00	100	2019	2019	3	99	14,523	

LAND DESCRIPTION

TOTAL OB/XF 90,816

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	SFR	100	0003	RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS