

LOT 4
IN OR 798/1573
PLANTATION POINT PB 5/269

TINMAN SCOTT A & MARY S
1388 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0004-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

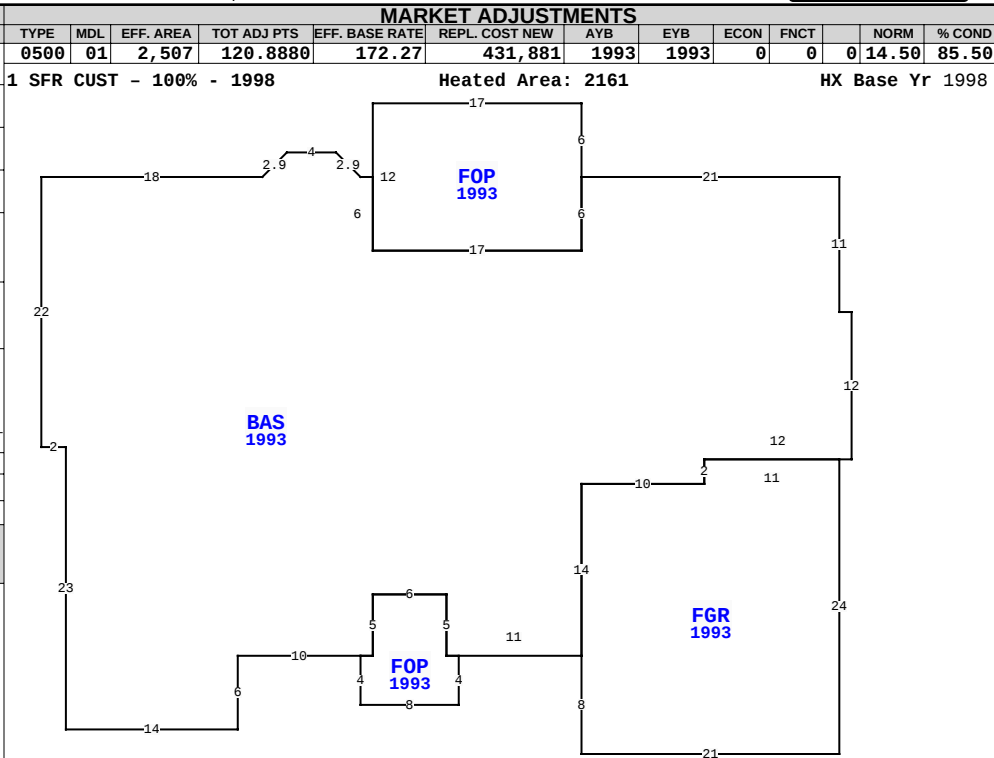
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3036.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,161	100	2,161	318,295
FGR	484	55	266	39,180
FOP	62	30	19	2,798
FOP	204	30	61	8,984

TOTALS	2,911	2,507	369,258
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0861	POOL GUNIT	0 100	0	0	408.00	SF	85.00	85.00	100	2017
2	0911	SCRN RM A	0 100	0	0	945.00	SF	17.50	17.50	100	2017
3	0855	CONC PAVER	0 100	0	0	537.00	SF	10.00	10.00	100	2017
4	0855	CONC PAVER	0 100	0	0	96.00	SF	10.00	10.00	100	2017
5	0855	CONC PAVER	0 100	0	0	928.00	SF	10.00	10.00	100	2017
7	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993
8	0855	CONC PAVER	0 100	0	0	240.00	SF	10.00	10.00	100	2017
10	0855	CONC PAVER	0 100	0	0	405.00	SF	10.00	10.00	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00	UT	1.00



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

1388 HARRISON POINT TRL, FERNANDINA BEACH

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2017	3	87	30,172	
2017	3	82	13,561	
2017	3	97	5,209	
2017	3	97	931	
2017	3	97	9,002	
1993	3	76	2,660	
2017	3	97	2,328	
2017	3	97	3,929	

TOTAL OB/XF											
67,792											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										369,258	
TOTAL MARKET OB/XF VALUE										67,792	
TOTAL LAND VALUE - MARKET										350,000	
TOTAL MARKET VALUE										787,050	
SOH/AGL Deduction										524,859	
ASSESSED VALUE										262,191	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										212,191	
TOTAL JUST VALUE										787,050	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										550,109	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010938	SCRNENCL	21,557	12/08/2017
17001038	SWIM POOL	42,000	03/01/2017
801059	ADDITION	1,734	05/01/1994
8625	NEW CONSTR	95,155	01/21/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0798/1573	7/08/1997	WD	Q	I		170,500			
GRANTOR: BRIDWELL CRAIG S & SU									
GRANTEE: TINMAN SCOTT A & MA									
0680/0167	4/30/1993	WD	Q	I		141,100			
GRANTOR: HEAD STEVE									
GRANTEE: BRIDWELL CRAIG & S									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W21 FOP=[YR=1993] N6 W17 S12 E17 N6\$ S6 W17 N6 W1 U2 L2 W4 D2 L2 W18 S22 E2 S23 E14 N6 E10 FOP=[YR=1993] S4 E8 N4 W1N5 W6 S5 W1\$ E1 N5 E6 S5 E11 FGR=[YR=1993] S8 E21 N24 W11 S2 W10 S14\$ N14 E10 N2 E12 N12 W1 N11 \$.											