

LOT 17
IN OR 1654/1344
PLANTATION POINT PB 5/269

CARROLL CHARLES & MARY ELLEN
1240 HARRISON POINT TRL
FERNANDINA BEACH, FL 32034-5019

2023

00-00-30-0518-0017-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	16	WD FR STUC 100	0500	01	4,938	117.6910	167.71	828,152	2011	2011	0	0	0	5.50	94.50	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2012													Heated Area: 3882										
Roof Cover	03	COMP SHNGL 100	HX Base Yr 2012																							
Interior Wall	05	DRYWALL 100																								
Interior Floo	12	HARDWOOD 50																								
Interior Floo	15	HARDTILE 50																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		4 100																								
Frame	02	WOOD FRAME 100																								
Stories		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	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,722	100	2,722	431,399																						
FGR	1,048	55	576	91,288																						
FOP	68	30	20	3,170																						
FOP	210	30	63	9,985																						
FOP	210	30	63	9,985																						
FOP	375	30	112	17,751																						
FST	42	55	23	3,645																						
FST	104	55	57	9,033																						
FST	148	55	81	12,838																						
FUS	1,160	100	1,160	183,844																						
TOTALS	6,421		4,938	782,604																						
EXTRA FEATURES					1240 HARRISON POINT TR, FERNANDINA BEACH																					
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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	95	1,900											
2	0861	POOL GUNIT	0 100	0	0	364.00	SF	85.00	85.00	100	2011	2011	3	68	21,039											
3	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	55	550											
4	0911	SCRN RM A	0 100	0	0	1,075.00	SF	21.88	21.88	100	2011	2011	3	55	12,934											
5	0855	CONC PAVER	0 100	0	0	711.00	SF	10.00	10.00	100	2011	2011	3	93	6,612											
6	0855	CONC PAVER	0 100	0	0	2,168.00	SF	7.00	7.00	100	2011	2011	3	93	14,114											
TOTAL OB/XF 57,149																										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE										
1	000116	C	SFR MARSH	100	0003	RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	500,000.00	500,000.00										
REVIEW DATE 02/06/2018 BY DJX Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/02/2023 BY SYS																										

VALUATION SUMMARY

Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	782,604
TOTAL MARKET OB/XF VALUE	57,149
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,339,753
SOH/AGL Deduction	669,211
ASSESSED VALUE	670,542
TOTAL EXEMPTION VALUE	60,000
BASE TAXABLE VALUE	610,542
TOTAL JUST VALUE	1,339,753
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,030,898

PERMIT NUM DESCRIPTION AMT ISSUED

B24394	XFOB	17,281	02/01/2011
E23179	ELEC OTHER	0	01/01/2011
G01582	GAS	1,695	11/01/2010
M15774	H/AC	0	11/01/2010
E23002	NEW CONSTR	0	10/01/2010
P14454	NEW CONSTR	0	09/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1654/1344	12/18/2009	WD	Q	V	01	260,000

GRANTOR: CROWE MARY JANE

GRANTEE: CARROLL CHARLES & M

0780/0768	12/23/1996	WD	Q	V		85,000
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GRANTOR: PLANTATION POINT JOIN

GRANTEE: CROWE MARY JANE

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=2011] W6N1W6FST=[YR=2011] N4W7 FOP=[YR=2011] W25S15BAS=[YR=2011] L3 D3 S4 R3 D3 FOP=[YR=2011] W21S10E21N10\$S10 W21N10W17S9UOP=[YR=2011] W6S12E6N12\$ S12W4S14E4S15E4S1E9N1E5N2E11 FOP=[YR=2011] S2STP=[YR=2011] S4E10N4W10\$ E10N2FGR=[YR=2011] E6S1E9N1E6N13E14 N20E2UOP=[YR=2011] E6N34W6S34\$N34W13 S29W2S18W8S8W15S12E1\$ W1N6W8S6 W1\$E1N6E8N6E15N8E8N18E2N20W25\$ E25N15\$S6E7N2\$S2E12N1\$ PTR=E15 FOP=[YR=2011] E21 FUS=[YR=2011] N10 E17 S17 E5 S11 FST=[YR=2011] S8 W13 N8 E13\$ W13 S8 E6 S9 W5 N4 W8 FST=[YR=2011] S4 W11 S4 W13 N8 E24\$ W24 N21 E22 N10\$ S10 W21 N10\$ W15 \$.