LOT 18
IN OR 2223/57
PLANTATION POINT PB 5/269

ADAMS SCOTT V & PATRICIA S/
96191 SYLVESTER DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3036.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1236 HARRISON POINT TRL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	500,000
SOH/AGL Deduction	197,500
ASSESSED VALUE	302,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,500
TOTAL JUST VALUE	500,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226531	PHTOVOLTAIC SYSTE	12,500	10/01/2012
B23640	REPAIR/RRF	13,000	06/01/2010
B22150	REMODEL	10,136	12/01/2008
00193	XFOB	4,575	05/18/1993
8247	ADDITION	4,100	07/20/1992
7821	NEW CONSTR	18,500	02/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2223/0057	9/11/2018	WD	U	I	11	100
GRANTOR: ADAMS WINNA S L/E						
GRANTEE: ADAMS SCOTT V & PAT						
2146/0766	9/19/2017	LE	U	I	11	100
GRANTOR: ADAMS WINNA S						
GRANTEE: ADAMS SCOTT V & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000130	C	SFR WATER	0	0003	RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 12/10/2021 BY RK Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/02/2023 BY SYS