

LOT 21 IN OR 2120/1527 &
PT LOT 20 IN OR 2314/1764
PLANTATION POINT PB 5/269

BIAGINI MICHAEL A & KRISTEN M
1224 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,140	100	2,140	296,603
FGR	624	55	343	47,539
FOP	120	30	36	4,989
FOP	160	30	48	6,653
FOP	160	30	48	6,653
FUS	1,921	100	1,921	266,250
PTO	160	5	8	1,109
UOP	108	20	22	3,049

TOTALS	5,393		4,566	632,846
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0858	SCULP CONC	0 100	0	0	1,594.00	SF	13.00	
3	0858	SCULP CONC	0 100	29	5	145.00	SF	13.00	
4	0810	CONCRETE A	0 100	67	5	335.00	SF	6.50	
5	0300	BOAT DCK W	0 100	0	0	267.00	SF	40.00	
6	0920	CWALL-WD/M	0 100	0	0	45.00	LF	390.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100	0003	RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,566	109.2845	155.73	711,063	2000	2000	0	0	11.00	89.00	
1 SFR CUST - 100% - 2018 Heated Area: 4061 HX Base Yr 2018												

TOTAL OB/XF 31,300												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000
2	0858	SCULP CONC	0 100	0	0	1,594.00	SF	13.00	13.00	100	2000	2000
3	0858	SCULP CONC	0 100	29	5	145.00	SF	13.00	13.00	100	2000	2000
4	0810	CONCRETE A	0 100	67	5	335.00	SF	6.50	6.50	100	2000	2000
5	0300	BOAT DCK W	0 100	0	0	267.00	SF	40.00	40.00	100	2000	2000
6	0920	CWALL-WD/M	0 100	0	0	45.00	LF	390.00	390.00	100	2000	2000

TOTAL OB/XF 31,300												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000130	C	SFR WATER	100	0003	RS-1	0.00	0.00	1.00	UT		1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		632,846	
TOTAL MARKET OB/XF VALUE		31,300	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		1,014,146	
SOH/AGL Deduction		423,559	
ASSESSED VALUE		590,587	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		540,587	
TOTAL JUST VALUE		1,014,146	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		856,882	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906113	NEW CONSTR	185,982	05/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2314/1764	10/24/2019	WD	U	V	37	5,000
GRANTOR: ENGLERT JOHN V & MARY						
GRANTEE: BIAGINI MICHAEL A &						
2120/1527	5/15/2017	WD	Q	I	02	725,000
GRANTOR: MIRSCHER JOHN H III &						
GRANTEE: BIAGINI MICHAEL A &						

BUILDING NOTES												
PTO=[YR=2000] W8 FOP=[YR=2000] W8 BAS=[YR=2000] W47												
UOP=[YR=2000] N4 W14 S8 FGR=[YR=2000] W13 S24 E26 N24 W13 \$												
E13 N4 E1 \$ W1 S28 E8 S9 FOP=[YR=2000] S6 E20 N6 W20 \$ E20												
S15 E20 N15 E8 N17 W8 N20 \$ S20 E8 N20 \$ S20 E8 N20 \$ PTR=												
E15 FUS=[YR=2000] E48 FOP=[YR=2000] E8 S20 W8 N20 \$ S20 E8												
S17 W8 S15 W20 N15 W2 N16 W14 S11 E1 S5 W5 N9 W8 N28 \$ W15 \$												
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