

LOT 26
IN OR 662 PG 785
PLANTATION POINT PB 5/269

FRANZ CHARLES W & PHYLLIS M
1247 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,131	100	2,131	311,904
FGR	529	55	291	42,592
FOP	99	30	30	4,391
FOP	244	30	73	10,685
PTO	312	5	16	2,342

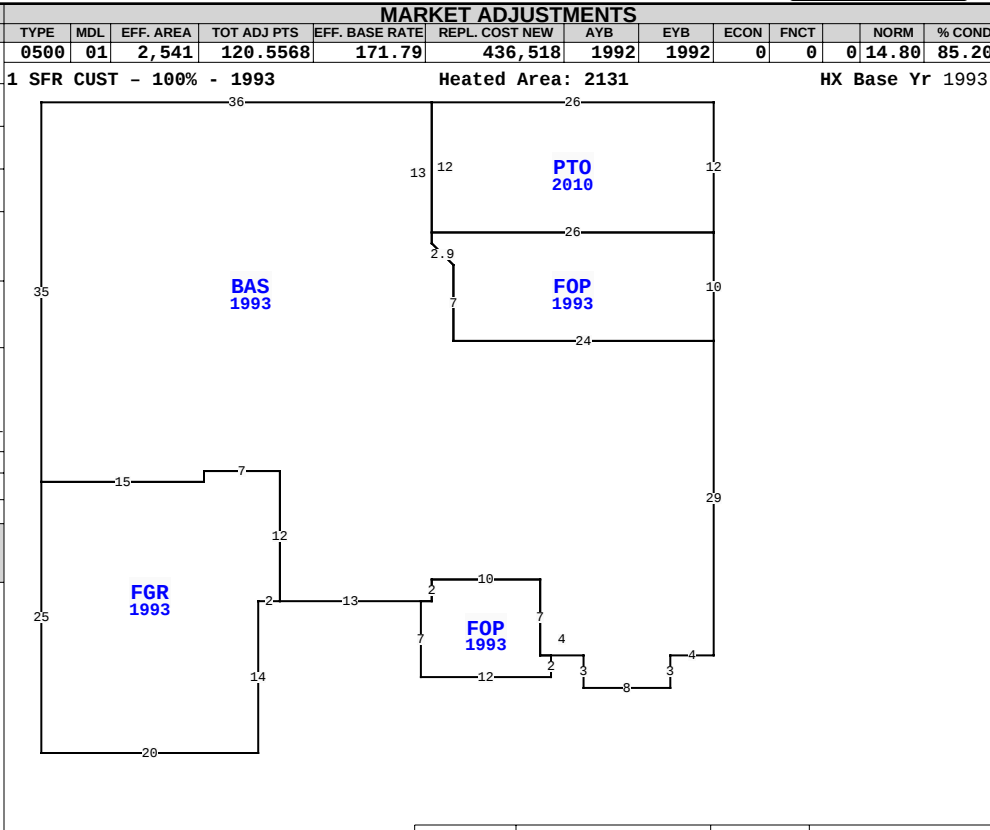
TOTALS 3,315 2,541 371,913

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	824.00	SF	5.20	5.20	100	1992	1992	3	66	2,828	
2	0855	CONC PAVER	0	100	0	0	28.00	SF	10.00	10.00	100	2008	2008	3	90	252	
3	0855	CONC PAVER	0	100	0	0	312.00	SF	10.00	10.00	100	2010	2010	3	92	2,870	
4	0855	CONC PAVER	0	100	0	0	40.00	SF	10.00	10.00	100	2010	2010	3	92	368	
5	0911	SCRN RM A	0	100	0	0	312.00	SF	17.50	17.50	100	2010	2010	3	50	2,730	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



1247 HARRISON POINT TRL, FERNANDINA BEACH, FL 32034

BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 9,048

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8		Tax Dist:					
BUILDING MARKET VALUE				371,913			
TOTAL MARKET OB/XF VALUE				9,048			
TOTAL LAND VALUE - MARKET				350,000			
TOTAL MARKET VALUE				730,961			
SOH/AGL Deduction				520,100			
ASSESSED VALUE				210,861			
TOTAL EXEMPTION VALUE		HX HB		50,000			
BASE TAXABLE VALUE				160,861			
TOTAL JUST VALUE				730,961			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				508,596			