LOT 45
IN OR 2000/635
PLANTATION POINT PB 5/269

PLACIDO LORI N & STEVEN
1373 PLANTATION POINT DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0045-0000

BUILDING CHARACTERISTICS

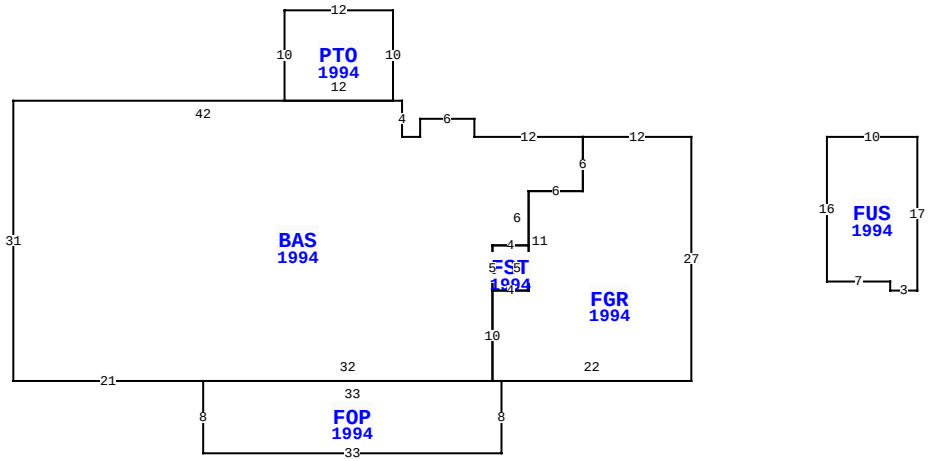
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,699	100	1,699	165,284
FGR	490	55	270	26,266
FOP	264	30	79	7,685
FST	20	55	11	1,070
FUS	163	100	163	15,858
PTO	120	5	6	584
TOTALS	2,756		2,228	216,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,228	95.2560	113.12	252,031	1994	1994	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2016 Heated Area: 1862 HX Base Yr 2016



1373 PLANTATION POINT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		216,747
TOTAL MARKET OB/XF VALUE		7,654
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		574,401
SOH/AGL Deduction		303,635
ASSESSED VALUE		270,766
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		220,766
TOTAL JUST VALUE		574,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B930646	NEW CONSTR	84,350	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2000/0635	8/06/2015	WD	Q	I	01	269,900
GRANTOR: HACKETT KENNETH F & J						
GRANTEE: PLACIDO LORI N & ST						
1061/1987	6/12/2002	WD	Q	I		191,000
GRANTOR: ZAJAC THEODORE R & PA						
GRANTEE: HACKETT KENNETH F &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W12 BAS=[YR=1994] W12 N2 W6 S2 W2 N4 W1 PTO=[YR=1994] N10 W12 S10 E12 $ W42 S31 E21 FOP=[YR=1994] S8 E33 N8 W33 $ E32 N10 FST=[YR=1994] E4 N5 W4 S5 $ N5 E4 N6 E6 N6 $ S6 W6 S11 W4 S10 E22 N27 $ PTR= E15 FUS=[YR=1994] E10 S17 W3 N1 W7 N16 $ W15 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0810	CONCRETE A	0	100	48	3	144.00	SF	6.50	6.50	100	1994	1994	3	70	655	
3	0812	CONCRETE C	0	100	0	0	1,537.00	SF	4.00	4.00	100	1994	1994	3	70	4,304	

LAND DESCRIPTION

TOTAL OB/XF 7,654

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	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							

REVIEW DATE 02/06/2018 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS