

LOT 46
IN OR 1561/401
PLANTATION POINT PB 5/269

BAKER JOHN E/KIRKLAND MARGARET R
PO BOX 17408
FERNANDINA BEACH, FL 32035

2023

00-00-30-0518-0046-0000



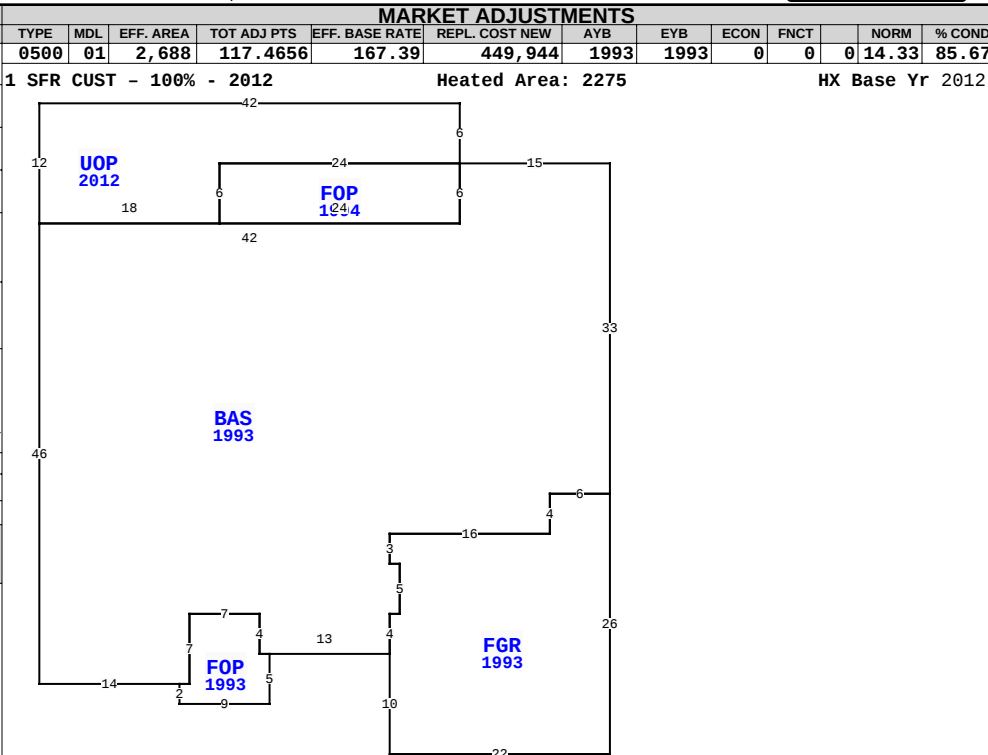
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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	2,275	100	2,275	326,242
FGR	503	55	277	39,723
FOP	70	30	21	3,011
FOP	144	30	43	6,167
UOP	360	20	72	10,325

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,214.00	SF	4.00
2	0810	CONCRETE A	0	100	46	3	138.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0861	POOL GUNIT	0	100	0	0	648.00	SF	85.00
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
8	0911	SCRN RM A	0	100	0	0	1,173.00	SF	17.50
9	0855	CONC PAVER	0	100	0	0	405.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00



1377 PLANTATION POINT DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF 63,603														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0812	CONCRETE C	0	100	0	0	1,214.00	SF	4.00	4.00	100	1993	1993	3
2	0810	CONCRETE A	0	100	46	3	138.00	SF	6.50	6.50	100	1993	1993	3
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3
5	0861	POOL GUNIT	0	100	0	0	648.00	SF	85.00	85.00	100	2012	2012	3
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2012	2012	3
8	0911	SCRN RM A	0	100	0	0	1,173.00	SF	17.50	17.50	100	2012	2012	3
9	0855	CONC PAVER	0	100	0	0	405.00	SF	10.00	10.00	100	2012	2012	3

TOTAL OB/XF 63,603														
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
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					385,467				
TOTAL MARKET OB/XF VALUE					63,603				
TOTAL LAND VALUE - MARKET					350,000				
TOTAL MARKET VALUE					799,070				
SOH/AGL Deduction					456,619				
ASSESSED VALUE					342,451				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					292,451				
TOTAL JUST VALUE					799,070				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					564,207				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313487	ROOF	19,275	05/01/2013
B26035	ADDITION	27,411	05/01/2012
8572	NEW CONSTR	98,415	12/16/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1561/0401	4/16/2008	WD	Q	I		325,000	
GRANTOR: LOWE LOUIS D JR & KAT							
GRANTEE: BAKER JOHN E & MARG							
0747/1749	1/04/1996	WD	Q	I		159,900	
GRANTOR: WESTBERRY WINTON L JR							
GRANTEE: LOWE LOUIS D JR & K							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W15 UOP=[YR=2012] N6W42 S12 E18 FOP=[YR=1994] E24 N6 W24 S6\$ N6 E24\$ S6 W42 S46E14 FOP=[YR=1993] S2 E9 N5 W1 N4 W7 S7 W1\$ E1 N7E7 S4 E13 FGR=[YR=1993] S10 E22 N26 W6 S4 W16 S3 E1 S5 W1 S4\$ N4 E1 N5 W1 N3 E16 N4 E6 N33\$.									