LOT 47
PLANTATION POINT PB 5/269

**STROUD WILLIAM P & JANANN L/E/**
1381 PLANTATION POINT DR
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-0518-0047-0000**

## BUILDING CHARACTERISTICS

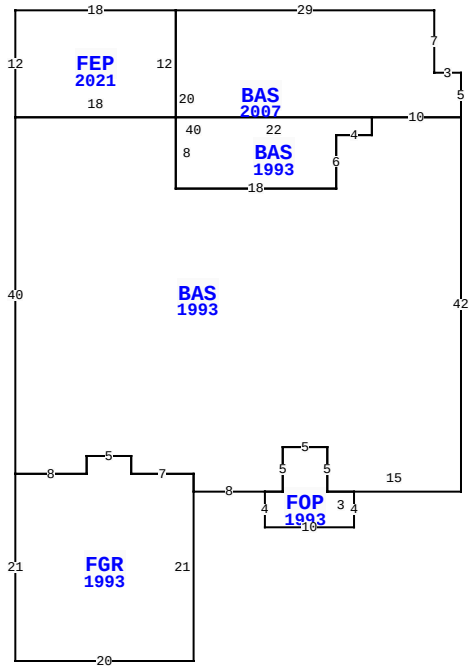
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 08 | DECORATIVE 20 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| 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 | 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 | 152 | 100 | 152 | 22,430 |
| BAS | 2,025 | 100 | 2,025 | 298,825 |
| BAS | 515 | 100 | 515 | 75,998 |
| FEP | 216 | 80 | 173 | 25,530 |
| FGR | 430 | 55 | 236 | 34,826 |
| FOP | 65 | 30 | 20 | 2,951 |
| TOTALS | 3,403 | | 3,121 | 460,559 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,121 | 117.5438 | 167.50 | 522,768 | 1993 | 2000 | 0 | 0 | 0 | 11.90 | 88.10 |

1 SFR CUST – 100% - 2020 Heated Area: 2692 HX Base Yr 2020




1381 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 | | 460,559 |
| TOTAL MARKET OB/XF VALUE | | 15,325 |
| TOTAL LAND VALUE - MARKET | | 350,000 |
| TOTAL MARKET VALUE | | 825,884 |
| SOH/AGL Deduction | | 372,620 |
| ASSESSED VALUE | | 453,264 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 403,264 |
| TOTAL JUST VALUE | | 825,884 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 585,458 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20004265 | ADDITION | 18,000 | 05/19/2020 |
| M12885 | ADDITION | 0 | 05/01/2007 |
| R10207 | REPAIR/RRF | 0 | 03/01/2007 |
| B0617074 | ADDITION | 60,000 | 01/01/2006 |
| 0605 | ADDITION | 1,900 | 11/01/1993 |
| 00158 | NEW CONSTR | 81,240 | 05/18/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2450/0366 | 4/07/2021 | LE | U | I | 11 | 100 |
| GRANTOR: STROUD WILLIAM P & JA | | | | | | |
| GRANTEE: STROUD WILLIAM P IV | | | | | | |
| 2205/1072 | 6/22/2018 | WD | Q | I | 02 | 485,000 |
| GRANTOR: DAIGLE RICHARD J | | | | | | |
| GRANTEE: STROUD WILLIAM P & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W3 N7 W29 FEP=[YR=2021] W18 S12 BAS=[YR=1993] S40 FGR=[YR=1993] S21 E20 N21 W7 N2 W5 S2 W8$ E8 N2 E5 S2 E7 S2 E8 FOP=[YR=1993] S4 E10 N4 W3 N5 W5 S5 W2$ E2 N5 E5 S5 E15 N42 W10 BAS=[YR=1993] S2 W4 S6 W18 N8 E22$ W40$ E18 N12$ S20 E18 N6 E4 N2 E10 N5$.

## 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 | 1993 | 1993 | 3 | 76 | 2,660 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,225.00 | SF | 7.00 | 7.00 | 100 | 2008 | 2008 | 3 | 90 | 7,718 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 197.00 | SF | 7.00 | 7.00 | 100 | 2008 | 2008 | 3 | 90 | 1,241 | |
| 4 | 1126 | CB/STC 8" | 0 | 100 | 0 | 0 | 72.00 | SF | 8.00 | 8.00 | 100 | 2007 | 2007 | 3 | 89 | 513 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 73.00 | SF | 7.00 | 7.00 | 100 | 2008 | 2008 | 3 | 90 | 460 | |
| 6 | 0910 | SCRN RM L | 0 | 100 | 11 | 17 | 187.00 | SF | 15.00 | 15.00 | 100 | 2007 | 2007 | 3 | 35 | 982 | |
| 7 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 278.00 | SF | 7.00 | 7.00 | 100 | 2008 | 2008 | 3 | 90 | 1,751 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,325

| 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 11/18/2021 BY RK Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS