LOT 48
IN OR 2103/1070
PLANTATION POINT PB 5/269

BEACH POLLY A
1393 PLANTATION POINT DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

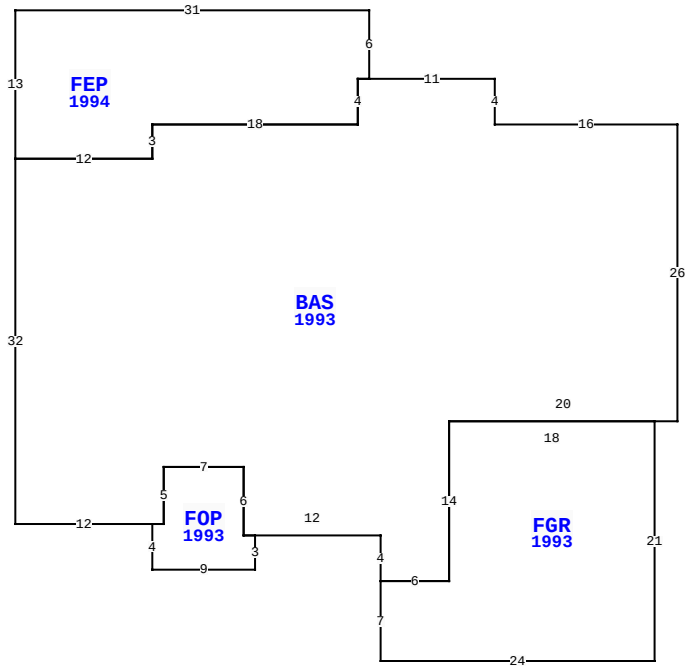
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,869	100	1,869	251,875
FEP	342	80	274	36,926
FGR	420	55	231	31,130
FOP	70	30	21	2,830
TOTALS	2,701		2,395	322,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,395	111.1320	158.36	379,272	1991	1991	0	0	0	14.90	85.10

1 SFR CUST – 100% - 2018 Heated Area: 1869 HX Base Yr 2018



1393 PLANTATION POINT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		322,760
TOTAL MARKET OB/XF VALUE		8,430
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		681,190
SOH/AGL Deduction		318,004
ASSESSED VALUE		363,186
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		313,186
TOTAL JUST VALUE		681,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209202	ADDITION	5,888	01/01/2002
0580	ADDITION	8,845	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/0034	3/21/2022	QC	U	I	11	100
GRANTOR: BEACH POLLY A						
GRANTEE: BEACH POLLY A						
2103/1070	2/23/2017	QC	U	I	11	100
GRANTOR: PHILLIPS INGRID Z						
GRANTEE: BEACH POLLY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N4 W11 FEP=[YR=1994] N6 W31 S13 E12 N3 E18 N4 E1 $ W1 S4 W18 S3 W12 S32 E12 FOP=[YR=1993] S4 E9 N3 W1 N6 W7 S5 W1 $ E1 N5 E7 S6 E12 S4 FGR=[YR=1993] S7 E24 N21 W18 S14 W6 $ E6 N14 E20 N26 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0812	CONCRETE C	0	100	0	0	1,504.00	SF	4.00	4.00	100	1991	1991	3	64	3,850	
3	0858	SCULP CONC	0	100	0	0	130.00	SF	13.00	13.00	100	1993	1993	3	90	1,521	
4	0910	SCRN RM L	0	100	0	0	171.00	SF	15.00	15.00	100	2002	2002	3	21	539	

LAND DESCRIPTION

TOTAL OB/XF 8,430

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