

LOT 51
IN OR 781/1962
PLANTATION POINT PB 5/269

ZEFF JACK M & CAROL L
1388 PLANTATION POINT DR
FERNANDINA BEACH, FL 32034

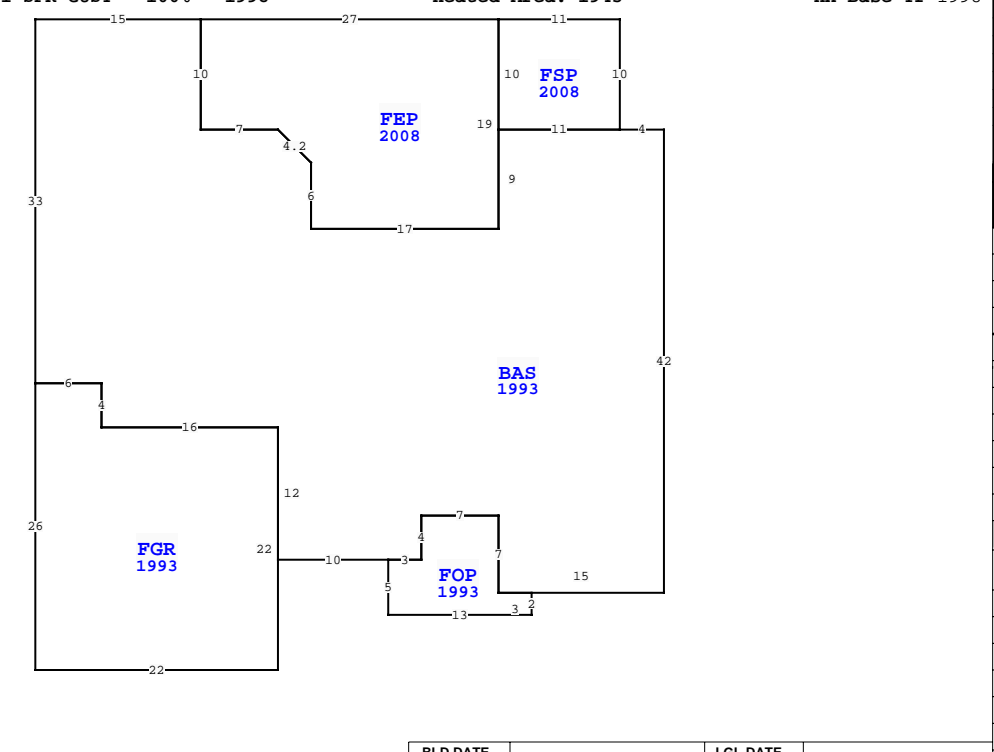
2023

00-00-30-0518-0051-0000

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 Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,635	120.8880	172.27	453,931	1992	1992	0	0	0	14.83	85.17

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		386,613	
TOTAL MARKET OB/XF VALUE		8,443	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		745,056	
SOH/AGL Deduction		526,894	
ASSESSED VALUE		218,162	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		168,162	
TOTAL JUST VALUE		745,056	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		519,502	



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	1,945	100	1,945	285,375
FEP	428	80	342	50,179
FGR	508	55	279	40,935
FOP	84	30	25	3,668
FSP	110	40	44	6,456
TOTALS	3,075		2,635	386,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0781/1962	1/13/1997	WD Q	Q	I		147,000
GRANTOR: EPLING WIRT G JR & LI						
GRANTEE: ZEFF JACK M & CAROL						
0687/1691	9/03/1993	WD Q	Q	I		128,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: EPLING WIRT JR & L						

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	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
2	0812	CONCRETE C	0	100	0	1,263.00	SF	4.00	4.00	100	1992	1992	3	66	3,334	
3	0810	CONCRETE A	0	100	21	105.00	SF	6.50	6.50	100	2005	2005	3	87	594	
4	0855	CONC PAVER	0	100	0	211.00	SF	7.00	7.00	100	2005	2005	3	87	1,285	
5	1242	WD DECK A	0	100	16	160.00	SF	10.00	10.00	100	2008	2008	3	40	640	

1388 PLANTATION POINT DR, FERNANDINA BEACH, FL 32034													BLD DATE		LGL DATE	
													XF DATE		LAND DATE	
													INC DATE		AG DATE	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W4 FSP=[YR=2008] N10 W11 FEP=[YR=2008] W27 S10 E7 D3 R3 S6 E17 N19 S10 E11 S W11 S9 W17 N6 L3 U3 W7 N10 W15 S33 FGR=[YR=1993] S26 E22 N22 W16 N4 W6 \$ E6 S4 E16 S12 E10 FOP=[YR=1993] S5 E13 N2 W3 N7 W7 S4 W3 \$ E3 N4 E7 S7 E15 N42 \$.												

LAND DESCRIPTION													TOTAL OB/XF												
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								