

LOT 53
IN OR 1872/427
PLANTATION POINT PB 5/269

BYERS JOHN G JR/BYERS OLIVIA ARNELL B
1380 PLANTATION POINT DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0053-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	10	ABOVE AVG 70								0500	01	2,550	104.6400	149.11	380,230	1994	2004	0	0	0	8.65	91.35																	
Exterior Wall	16	WD FR STUC 30								1 SFR CUST - 0% - 0										Heated Area: 2196										HX Base Yr									
Roof Structur	03	GABLE/HIP 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 60																																					
Interior Floo	12	HARDWOOD 40																																					
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		03 Quality Level 03																																					
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	2,196	100	2,196	299,122																																			
FGR	462	55	254	34,598																																			
FOP	45	30	14	1,907																																			
FOP	285	30	86	11,714																																			
TOTALS		2,988		2,550		347,340																																	
EXTRA FEATURES										1380 PLANTATION POINT DR, FERNANDINA BEACH																													
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	0812	CONCRETE C	0	0	0	0	1,095.00	SF	4.00	4.00	100	1994	1994	3	70	3,066																							
2	0810	CONCRETE A	0	0	47	3	141.00	SF	6.50	6.50	100	1994	1994	3	70	642																							
3	0810	CONCRETE A	0	0	0	0	30.00	SF	6.50	6.50	100	1994	1994	3	70	137																							
4	0845	KOOL DECK	0	0	0	0	776.00	SF	7.25	7.25	100	2000	2000	3	80	4,501																							
5	0861	POOL GUNIT	0	0	0	0	479.00	SF	85.00	85.00	100	2000	2000	3	27	10,993																							
6	0910	SCRN RM L	0	0	0	0	1,090.00	SF	15.00	15.00	100	2000	2000	3	20	3,270																							
7	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200																							
LAND DESCRIPTION										TOTAL OB/XF										22,809																			
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	0	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																																							