LOT 55
IN OR 801/1
PLANTATION POINT PB 5/269

LENNON STEPHEN G JR & ANDREA F
1374 PLANTATION POINT DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

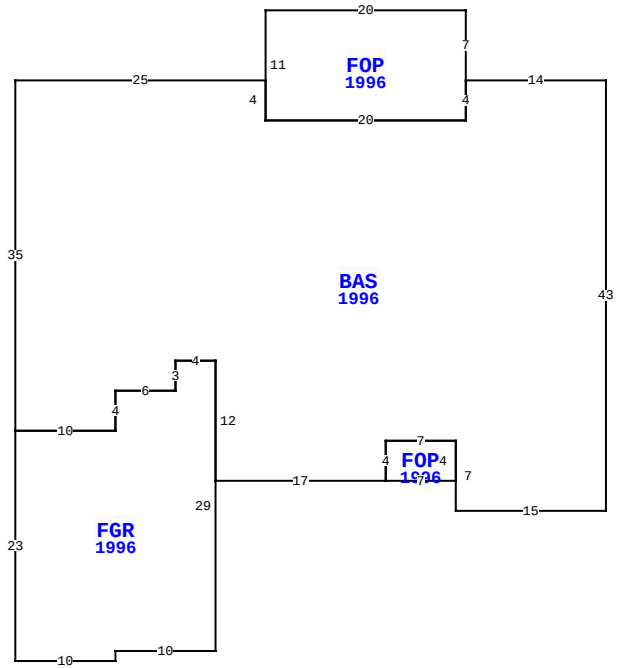
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	2,145	100	2,145	335,179
FGR	502	55	276	43,128
FOP	28	30	8	1,250
FOP	220	30	66	10,313
TOTALS	2,895		2,495	389,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,495	126.0400	179.61	448,127	1996	1996	0	0	0	13.00	87.00

1 SFR CUST – 100% - 1998 Heated Area: 2145 HX Base Yr 1998



1374 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		389,870
TOTAL MARKET OB/XF VALUE		19,418
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		759,288
SOH/AGL Deduction		520,853
ASSESSED VALUE		238,435
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		183,435
TOTAL JUST VALUE		759,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1812014	WINDOWS	20,618	12/07/2018
B9906515	SWIM POOL	12,000	10/01/1999
B9906516	XFOB	3,000	10/01/1999
B9805057	ADDITION	5,000	06/01/1998
B950247	NEW CONSTR	81,992	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0801/0001	7/25/1997	WD	Q	I		168,500
GRANTOR: WADE MELANIE A & CHAR						
GRANTEE: LENNON STEPHEN G JR						
0760/0932	5/21/1996	WD	Q	I		167,000
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: WADE CHARLES & MELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 FOP=[YR=1996] N7 W20 S11 E20 N4 $ S4 W20 N4 W25 S35 FGR=[YR=1996] S23 E10 N1 E10 N29 W4 S3 W6 S4 W10 $ E10 N4 E6 N3 E4 S12 E17 FOP=[YR=1996] E7 N4 W7 S4 $ N4 E7 S7 E15 N43 $.

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	1996	1996	3	80	2,800	
2	0812	CONCRETE C	0	100	0	0	1,082.00	SF	4.00	4.00	100	1996	1996	3	73	3,159	
3	0810	CONCRETE A	0	100	0	0	202.00	SF	6.50	6.50	100	1996	1996	3	73	958	
4	0810	CONCRETE A	0	100	0	0	33.00	SF	6.50	6.50	100	1996	1996	3	73	157	
5	0861	POOL GUNIT	0	100	0	0	299.00	SF	85.00	85.00	100	1999	1999	3	25	6,354	
6	0845	KOOL DECK	0	100	0	0	530.00	SF	7.25	7.25	100	1999	1999	3	79	3,036	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
8	0910	SCRN RM L	0	100	0	0	768.00	SF	15.00	15.00	100	1999	1999	3	20	2,304	
9	0475	VF 4 SBPL	0	100	13	4	34.00	LF	14.00	14.00	100	2001	2001	3	58	276	
10	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	58	174	

LAND DESCRIPTION

TOTAL OB/XF 19,418

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 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