LOT 56
IN OR 699/1118
PLANTATION POINT PB 5/269

COLLURA SEBASTIANO & PAULINE E
1370 PLANTATION POINT DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

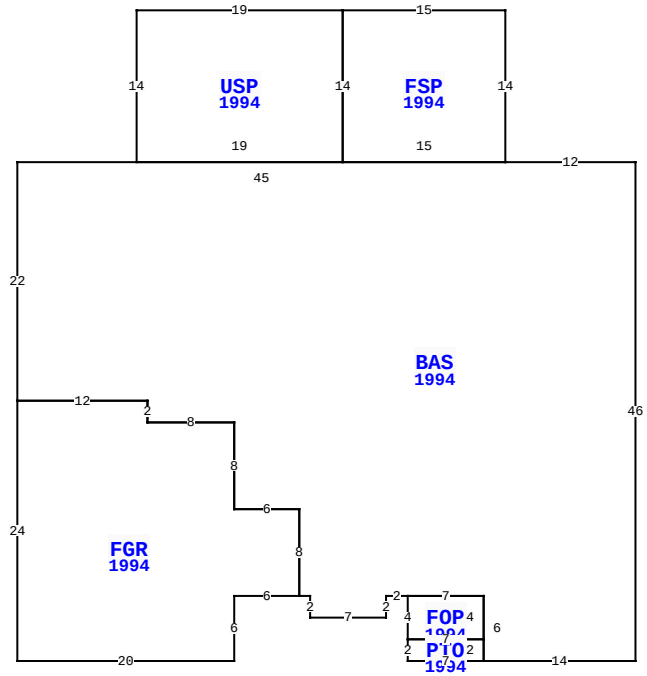
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,986	100	1,986	291,047
FGR	512	55	282	41,327
FOP	28	30	8	1,173
FSP	210	40	84	12,310
PTO	14	5	1	146
USP	266	30	80	11,724
TOTALS	3,016		2,441	357,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,441	119.3493	170.07	415,141	1994	1994	0	0	0	13.83	86.17

1 SFR CUST – 100% - 1995 Heated Area: 1986 HX Base Yr 1995



1370 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		357,727
TOTAL MARKET OB/XF VALUE		23,811
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		731,538
SOH/AGL Deduction		505,842
ASSESSED VALUE		225,696
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,696
TOTAL JUST VALUE		731,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602644	XFOB	5,610	03/01/1996
B9602595	SWIM POOL	13,000	02/01/1996
B9401107	ADDITION	4,046	06/01/1994
B930549	NEW CONSTR	88,740	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0699/1118	3/02/1994	WD	Q	I		127,900
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: COLLURA SEBASTIANO						
0691/0922	11/01/1993	WD	U	V	19	28,900
GRANTOR: PLANTATION POINT JT						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W12 FSP=[YR=1994] N14 W15 USP=[YR=1994] W19 S14 E19 N14$ S14 E15$ W45 S22 FGR=[YR=1994] S24 E20 N6 E6 N8 W6 N8 W8 N2 W12$ E12 S2 E8 S8 E6 S8 E1 S2 E7 N2 E2 FOP=[YR=1994] S4 PTO=[YR=1994] S2 E7 N2 W7 $ E7 N4 W7$ E7 S6 E14 N46$.

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	1994	1994	3	77	2,695	
2	0855	CONC PAVER	0	100	49	3	147.00	SF	7.00	7.00	100	1994	1994	3	70	720	
3	0855	CONC PAVER	0	100	0	0	1,141.00	SF	7.00	7.00	100	1994	1994	3	70	5,591	
4	0861	POOL GUNIT	0	100	0	0	293.00	SF	85.00	85.00	100	1996	1996	3	20	4,981	
5	0845	KOOL DECK	0	100	0	0	244.00	SF	7.25	7.25	100	1996	1996	3	73	1,291	
6	0855	CONC PAVER	0	100	0	0	377.00	SF	7.00	7.00	100	1996	1996	3	73	1,926	
7	0910	SCRN RM L	0	100	39	14	546.00	SF	15.00	15.00	100	1996	1996	3	20	1,638	
8	0858	SCULP CONC	0	100	0	0	411.00	SF	13.00	13.00	100	1998	1998	3	93	4,969	

LAND DESCRIPTION

TOTAL OB/XF 23,811

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