



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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 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
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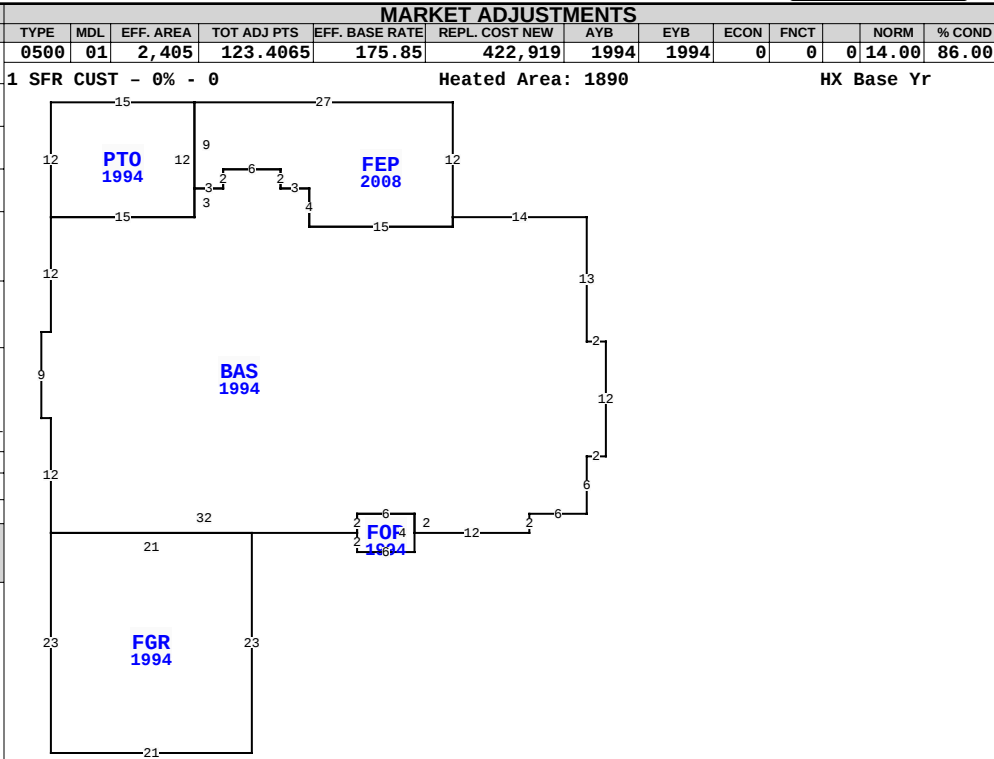
NEIGHBORHOOD/LOC	3036.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	285,827
FEP	291	80	233	35,237
FGR	483	55	266	40,227
FOP	24	30	7	1,059
PTO	180	5	9	1,361

TOTALS	2,868		2,405	363,710
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	0	0	0	1,340.00	SF	7.00	7.00	
3	0855	CONC PAVER	0	0	0	0	106.00	SF	7.00	7.00	
4	0855	CONC PAVER	0	0	0	0	417.00	SF	7.00	7.00	
5	0855	CONC PAVER	0	0	45	3	135.00	SF	3.50	3.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	RS-1	0.00	0.00	1.00	UT	



1261 HARRISON POINT TRL, FERNANDINA BEACH

1261 HARRISON POINT TRL, FERNANDINA BEACH					BLD DATE					LGL DATE	
					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695		
1,340.00	SF	7.00	7.00	100	1994	1994	3	70	6,566		
106.00	SF	7.00	7.00	100	1994	1994	3	70	519		
417.00	SF	7.00	7.00	100	2006	2006	3	88	2,569		
135.00	SF	3.50	3.50	100	2006	2006	3	88	416		

TOTAL OB/XF										12,765		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
03	RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00	350,000.00	3

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		363,710	
TOTAL MARKET OB/XF VALUE		12,765	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		726,475	
SOH/AGL Deduction		171,534	
ASSESSED VALUE		554,941	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		554,941	
TOTAL JUST VALUE		726,475	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		504,492	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B930675	NEW CONSTR	82,975	12/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2453/0428	4/01/2021	WD Q	I	01	
GRANTOR: SMITH RANDAL M & DONN					
GRANTEE: TRENTALANGE MARK &					
2054/0093	6/20/2016	WD Q	I	01	
GRANTOR: HASLIP GARY M & ROSA					
GRANTEE: SMITH RANDAL MONTGO					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W14 FEP=[YR=2008] N12 W27 PTO=[YR=1994] W15 S12 E15 N12\$ S9 E3 N2 E6 S2 E3 S4 E15 N1\$ S1 W15 N4 W3 N2 W6 S2 W3 S3 W15 S12 W1 S9 E1 S12 FGR=[YR=1994] S23 E21 N23 W21\$ E32 FOP=[YR=1994] S2 E6 N4 W6 S2\$ N2 E6 S2 E12 N2 E6 N6 E2 N12 W2 N13\$.											