LOT 61
IN OR 2036/1794
PLANTATION POINT PB 5/269

BLINSON CYNTHIA H L/E/
1365 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0061-0000

BUILDING CHARACTERISTICS

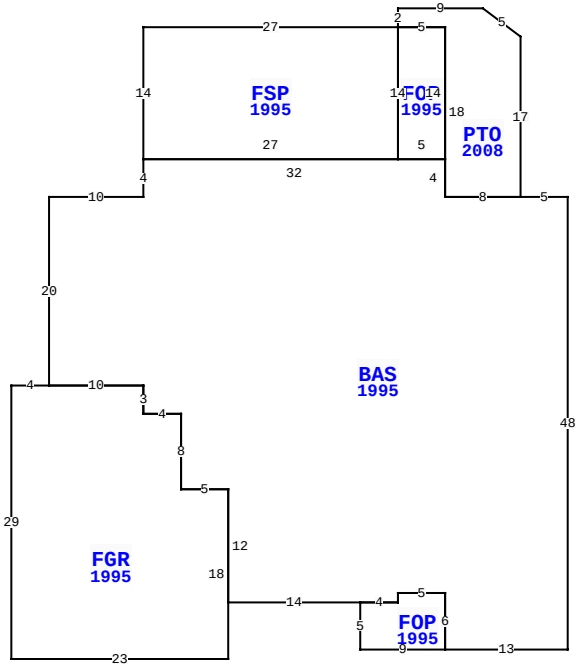
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,183	100	2,183	328,563
FGR	600	55	330	49,668
FOP	50	30	15	2,258
FOP	70	30	21	3,161
FSP	378	40	151	22,727
PTO	164	5	8	1,204
TOTALS	3,445		2,708	407,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,708	122.1024	174.00	471,192	1995	1995	0	0	0	13.50	86.50

1 SFR CUST – 100% - 1996 Heated Area: 2183 HX Base Yr 1996



1365 HARRISON POINT TRL, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		407,581
TOTAL MARKET OB/XF VALUE		6,196
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		763,777
SOH/AGL Deduction		543,993
ASSESSED VALUE		219,784
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		114,784
TOTAL JUST VALUE		763,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501667	NEW CONSTR	86,802	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2036/1794	10/15/2015	WD	U	I	11	100
GRANTOR: BLINSON CYNTHIA H						
GRANTEE: EDWARDS THOMAS MATT						
2009/0659	10/15/2015	WD	U	I	30	36,000
GRANTOR: BLINSON CYNTHIA H						
GRANTEE: EDWARDS THOMAS MATT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W5 W8 N4 W32 S4 W10 S20 E10 S3 E4 S8 E5 S12 E14 E4 N1 E5 S6 E13 N48 $
FGR=[YR=1995;ORIG=-55,20] W4 S29 E23 N18 W5 N8 W4 N3 W10 $
FSP=[YR=1995;ORIG=-18,-18] W27 S14 E27 N14 $
PTO=[YR=2008;ORIG=-5,0] N17 U3L4 W9 S2 E5 S18 E8 $
FOP=[YR=1995;ORIG=-18,-18] S14 E5 N14 W5 $
FOP=[YR=1995;ORIG=-22,43] S5 E9 N6 W5 S1 W4 $
.

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	0811	CONCRETE B	0	100	41	16	656.00	SF	5.20	5.20	100	1995	1995	3	72	2,456	
2	0810	CONCRETE A	0	100	0	0	128.00	SF	6.50	6.50	100	1995	1995	3	72	599	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
4	0810	CONCRETE A	0	100	0	0	26.00	SF	6.50	6.50	100	1995	1995	3	72	122	
5	1125	CB/STC 6"	0	100	12	4	48.00	SF	7.35	7.35	100	1995	1995	3	72	254	

LAND DESCRIPTION

TOTAL OB/XF 6,196

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