LOT 62
IN OR 1964/1925
PLANTATION POINT PB 5/269

RANDAR JAMES R & DIANE LILLIAN
1369 HARRISON POINT TRL
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0062-0000

BUILDING CHARACTERISTICS

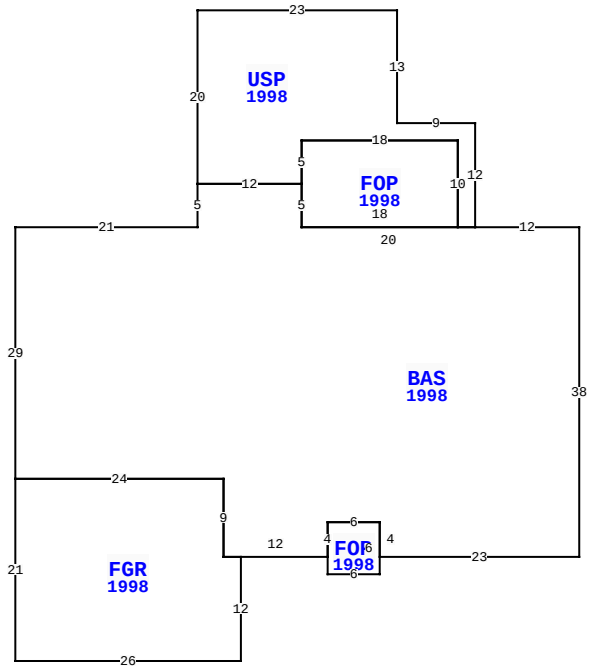
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,290	100	2,290	240,051
FGR	528	55	290	30,400
FOP	36	30	11	1,153
FOP	180	30	54	5,660
USP	443	30	133	13,942
TOTALS	3,477		2,778	291,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,778	100.3104	119.12	330,915	1998	1998	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2016 Heated Area: 2290 HX Base Yr 2016



1369 HARRISON POINT TRL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		291,205
TOTAL MARKET OB/XF VALUE		9,368
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		650,573
SOH/AGL Deduction		327,777
ASSESSED VALUE		322,796
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		272,796
TOTAL JUST VALUE		650,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805495	ADDITION	4,332	10/01/1998
B9804878	NEW CONSTR	140,000	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1964/1925	2/27/2015	WD	Q	I	01	345,000
GRANTOR: MONTGOMERY LISA P & J						
GRANTEE: RANDAR JAMES RICHAR						
1291/0059	1/27/2005	WD	Q	I		425,000
GRANTOR: PURYEAR ROBERT E SR &						
GRANTEE: MONTGOMERY LISA P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 USP=[YR=1998] N12 W9 N13 W23 S20 E12
FOP=[YR=1998] S5 E18 N10 W18 S5 $ N5 E18 S10 E2 $ W20 N5 W12
S5 W21 S29 FGR=[YR=1998] S21 E26 N12 W2 N9 W24 $ E24 S9 E12
FOP=[YR=1998] S2 E6 N6 W6 S4 $ N4 E6 S4 E23 N38 $.

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	0810	CONCRETE A	0	100	0	0	1,363.00	SF	6.50	6.50	100	1998	1998	3	77	6,822	
2	0810	CONCRETE A	0	100	0	0	136.00	SF	6.50	6.50	100	1998	1998	3	77	681	
3	0810	CONCRETE A	0	100	0	0	41.00	SF	6.50	6.50	100	1998	1998	3	77	205	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660	

LAND DESCRIPTION

TOTAL OB/XF 9,368

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