



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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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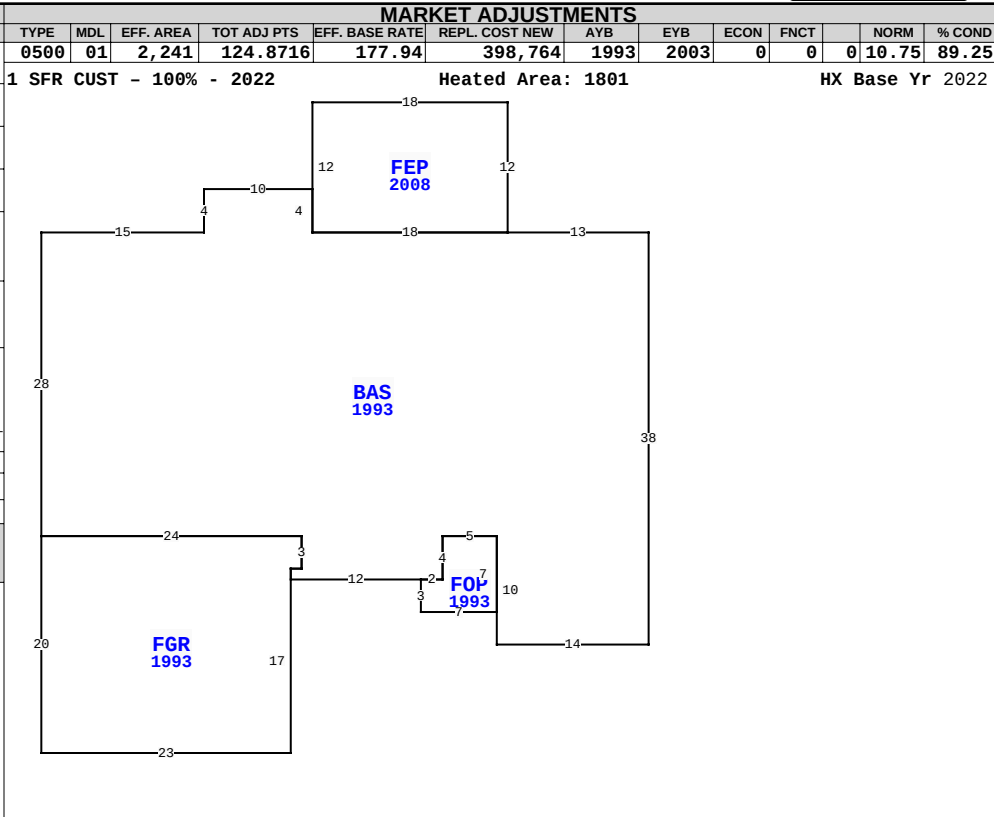
NEIGHBORHOOD/LOC	3036.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,801	100	1,801	286,019
FEP	216	80	173	27,475
FGR	463	55	255	40,497
FOP	41	30	12	1,905

TOTALS	2,521		2,241	355,897
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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	0812	CONCRETE C	0	100	0	0	1,079.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	
4	0910	SCRN RM L	0	100	0	0	585.00	SF	15.00	15.00	
5	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	
6	0861	POOL GUNIT	0	100	0	0	226.00	SF	85.00	85.00	
7	0845	KOOL DECK	0	100	0	0	384.00	SF	7.25	7.25	

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	100	0003	RS-1	0.00	0.00	1.00	UT	



1373 HARRISON POINT TRL, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,079.00	SF	4.00	4.00	100	1993	1993	3	68	2,935	
1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
192.00	SF	6.50	6.50	100	1993	1993	3	68	849	
585.00	SF	15.00	15.00	100	1994	1994	3	20	1,755	
75.00	SF	6.50	6.50	100	1994	1994	3	70	341	
226.00	SF	85.00	85.00	100	1994	1994	3	20	3,842	
384.00	SF	7.25	7.25	100	1994	1994	3	70	1,949	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	355,897		
TOTAL MARKET OB/XF VALUE	14,331		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	720,228		
SOH/AGL Deduction	205,397		
ASSESSED VALUE	514,831		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	464,831		
TOTAL JUST VALUE	720,228		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	499,836		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00802	XFOB	3,800	02/01/1994
B00730	SWIM POOL	8,100	01/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2494/0401	9/09/2021	WD Q	Q	I	01
GRANTOR: NICKEL SHELLEY C & MA					
GRANTEE: EDLUND CRAIG M & LA					
2270/1669	4/26/2019	WD Q	Q	I	02
GRANTOR: LAZENBY MICHAEL KEITH					
GRANTEE: NICKEL SHELLEY C &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W13 FEP=[YR=2008] N12 W18 S12 E18\$ W18 N4 W10 S4 W15 S28 FGR=[YR=1993] S20 E23 N17 E1 N3 W24\$ E24 S3 W1 S1 E12 FOP=[YR=1993] S3 E7 N7 W5 S4 W2\$ E2 N4 E5 S10 E14 N38\$.											