

LOT 64
IN OR 1530/1600
PLANTATION POINT PB 5/269

BLAKE ROBERT F JR & JANET H
1377 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0064-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

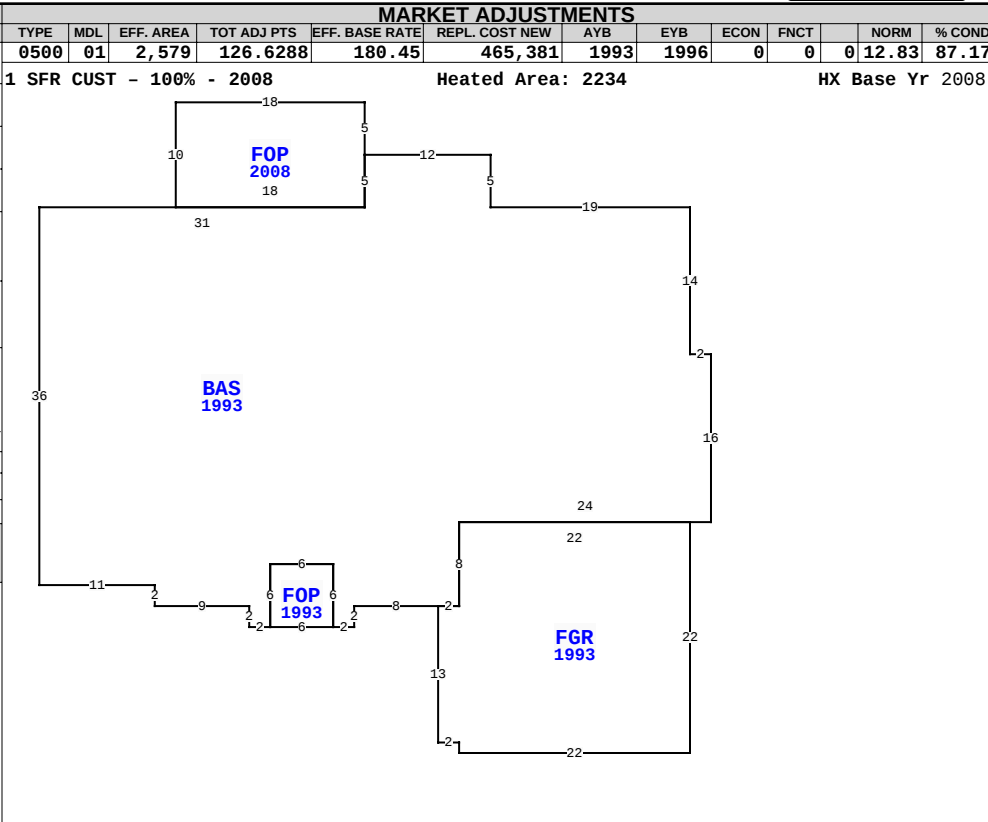
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3036.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,234	100	2,234	351,404
FGR	510	55	280	44,044
FOP	36	30	11	1,730
FOP	180	30	54	8,494

TOTALS	2,960		2,579	405,673
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	40.00	SF	7.00	
3	0855	CONC PAVER	0 100	0	0	909.00	SF	10.00	
4	0855	CONC PAVER	0 100	32	3	96.00	SF	10.00	
5	0861	POOL GUNIT	0 100	0	0	324.00	SF	85.00	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	
7	0911	SCRN RM A	0 100	0	0	1,093.00	SF	17.50	
8	0855	CONC PAVER	0 100	0	0	769.00	SF	10.00	
9	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00



1377 HARRISON POINT TRL, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	1993	1993	3	76	2,660	
2	0855	CONC PAVER	0 100	0	0	40.00	SF	7.00	7.00	100	2008	2008	3	90	252	
3	0855	CONC PAVER	0 100	0	0	909.00	SF	10.00	10.00	100	2008	2008	3	90	8,181	
4	0855	CONC PAVER	0 100	32	3	96.00	SF	10.00	10.00	100	2008	2008	3	90	864	
5	0861	POOL GUNIT	0 100	0	0	324.00	SF	85.00	85.00	100	2008	2008	3	56	15,422	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	40	400	
7	0911	SCRN RM A	0 100	0	0	1,093.00	SF	17.50	17.50	100	2008	2008	3	40	7,651	
8	0855	CONC PAVER	0 100	0	0	769.00	SF	10.00	10.00	100	2008	2008	3	90	6,921	
9	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	40	800	

TOTAL OB/XF										43,151						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1						
VALUATION SUMMARY										STANDARD						
VALUATION BY										Tax Group: 8						
BUILDING MARKET VALUE										Tax Dist:						
TOTAL MARKET OB/XF VALUE										405,673						
TOTAL LAND VALUE - MARKET										43,151						
TOTAL MARKET VALUE										350,000						
SOH/AGL Deduction										798,824						
ASSESSED VALUE										457,659						
TOTAL EXEMPTION VALUE										341,165						
BASE TAXABLE VALUE										HX HB						
TOTAL JUST VALUE										50,000						
NCON VALUE										291,165						
INCOME VALUE										798,824						
PREVIOUS YEAR MKT VALUE										0						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21639	SCRN ENCLOSURE	9,000	07/01/2008
B20850	REMODEL	3,282	12/01/2007
00314	NEW CONSTR	99,510	06/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1530/1600	10/17/2007	WD	Q	I		320,000	
GRANTOR: MCGINNESS ROBERT J							
GRANTEE: BLAKE ROBERT F JR &							
0939/0731	7/06/2000	WD	Q	I		195,000	
GRANTOR: MARKHAM LINDSEY F & E							
GRANTEE: MCGINNESS ROBERT J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W19 N5 W12 FOP=[YR=2008] N5 W18 S10 E18 N5SS5									
W31 S36 E11 S2 E9 S2 E2 FOP=[YR=1993] E6 N6 W6 S6\$ N6 E6 S6									
E2 N2 E8 FGR=[YR=1993] S13 E2 S1 E22 N22W22 S8 W2\$ E2 N8 E24									
N16 W2 N14\$.									