



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

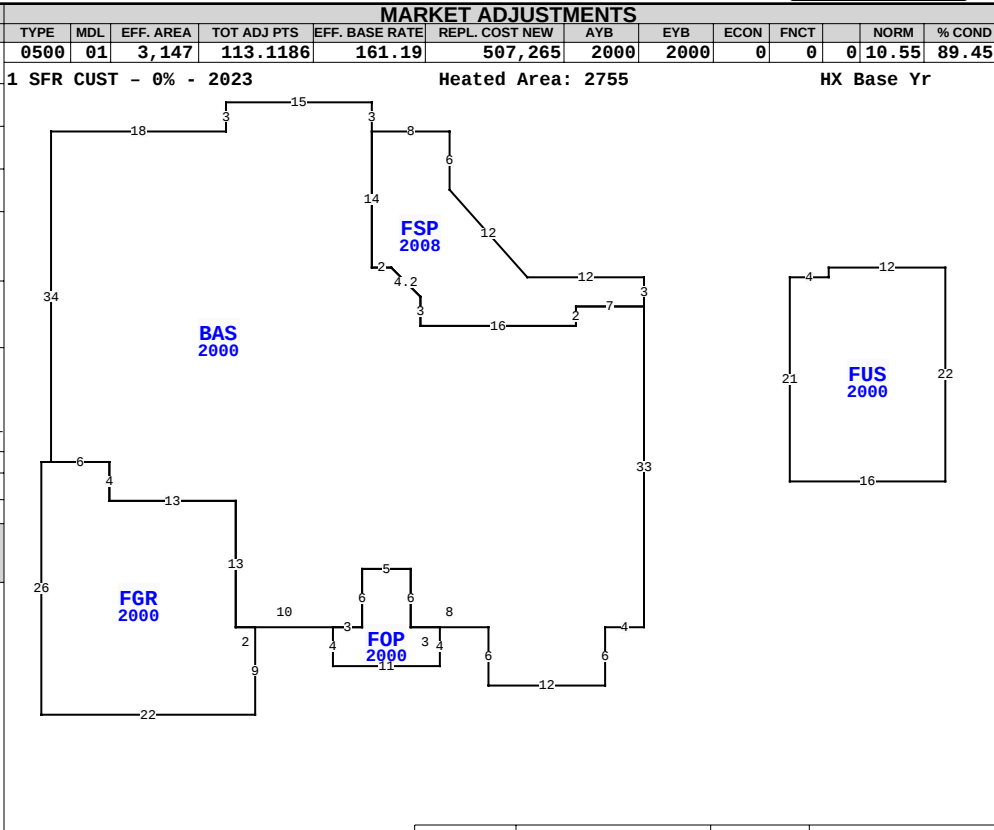
MAP NUM		MKT AREA	03
---------	--	----------	----

NEIGHBORHOOD/LOC	3036.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,407	100	2,407	347,052
FGR	486	55	267	38,497
FOP	74	30	22	3,172
FSP	257	40	103	14,851
FUS	348	100	348	50,176

TOTALS	3,572		3,147	453,749
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,193.00	SF	4.00
3	0810	CONCRETE A	0	0	0	0	146.00	SF	6.50
4	0810	CONCRETE A	0	0	0	0	208.00	SF	6.50



1381 HARRISON POINT TRL, FERNANDINA BEACH

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0812	CONCRETE C	0	0	0	0	1,193.00	SF	4.00	4.00	100	2000	2000	3	80	3,818	
3	0810	CONCRETE A	0	0	0	0	146.00	SF	6.50	6.50	100	2000	2000	3	80	759	
4	0810	CONCRETE A	0	0	0	0	208.00	SF	6.50	6.50	100	2006	2006	3	88	1,190	

LAND DESCRIPTION										TOTAL OB/XF									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	0	0003	RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00	350,000.00	350,000		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE					453,749
TOTAL MARKET OB/XF VALUE					8,742
TOTAL LAND VALUE - MARKET					350,000
TOTAL MARKET VALUE					812,491
SOH/AGL Deduction					0
ASSESSED VALUE					812,491
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					812,491
TOTAL JUST VALUE					812,491
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					557,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007280	NEW CONSTR	249,000	06/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2553/0341	4/07/2022	WD	Q	I	02
GRANTOR: PHILLIPS JACQUE R III					SALE PRICE
GRANTEE: IRREVOCABLE PITTENG					1,080,000
2210/0688	7/10/2018	WD	Q	I	01
GRANTOR: POLLARD MARDYTH E &					455,500
GRANTEE: PHILLIPS JACQUE R I					

BUILDING NOTES									
FSP=[YR=2008] W12 U9 L8 N6 W8 BAS=[YR=2000] N3 W15 S3 W18 S34 FGR=[YR=2000] W1 S26 E22 N9 W2 N13 W13 N4 W6\$ E6 S4 E13 S13 E10 FOP=[YR=2000] S4 E11 N4 W3 N6 W5 S6 W3\$ E3 N6 E5 S6 E8 S6 E12 N6 E4 N33 W7 S2 W16 N3 L3 U3 W2 N14\$ S14 E2 D3 R3 S3 E16 N2 E7 N3\$ PTR= E15 FUS=[YR=2000] E4 N1 E12 S22 W16 N21 \$ W15 \$.									