

LOT 66
IN OR 2026/220
PLANTATION POINT PB 5/269

DUVALL VIRGINIA
1385 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0066-0000



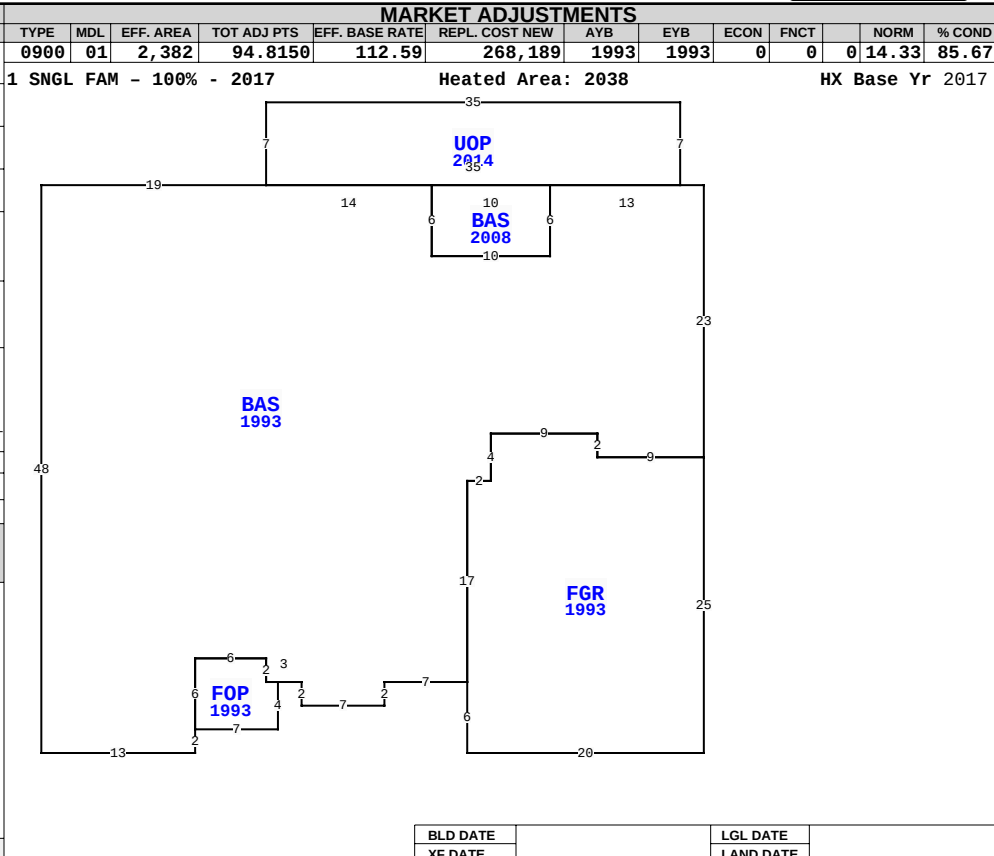
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	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	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	1,978	100	1,978	190,790
BAS	60	100	60	5,787
FGR	514	55	283	27,297
FOP	40	30	12	1,157
UOP	245	20	49	4,726
TOTALS	2,837		2,382	229,758

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	199.00	SF	6.50	6.50	
2	0812	CONCRETE C	0	100	0	0	1,130.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	18	12	216.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	0	0	403.00	SF	85.00	85.00	
5	0911	SCRN RM A	0	100	0	0	804.00	SF	17.50	17.50	
6	0462	ST/AL FNC	0	100	0	0	930.00	SF	10.00	10.00	
7	0855	CONC PAVER	0	100	0	0	401.00	SF	7.00	7.00	
8	0855	CONC PAVER	0	100	5	3	15.00	SF	7.00	7.00	
9	0855	CONC PAVER	0	100	5	3	15.00	SF	7.00	7.00	

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



TOTAL OB/XF											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									
1385 HARRISON POINT TRL, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 8	Tax Dist:										
BUILDING MARKET VALUE	229,758										
TOTAL MARKET OB/XF VALUE	51,626										
TOTAL LAND VALUE - MARKET	350,000										
TOTAL MARKET VALUE	631,384										
SOH/AGL Deduction	316,309										
ASSESSED VALUE	315,075										
TOTAL EXEMPTION VALUE	HX HB 50,000										
BASE TAXABLE VALUE	265,075										
TOTAL JUST VALUE	631,384										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	474,785										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429370	SCRNRM	23,595	09/01/2014
B1429153	SWIM POOL	30,000	08/01/2014
8744	NEW CONSTR	74,265	03/11/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2026/0220	1/28/2016	WD	Q	I	01	475,000			
GRANTOR:MOORE KATHY L & RAYMO									
GRANTEE:DUVALL VIRGINIA									
1915/0468	4/21/2014	WD	Q	I	01	315,000			
GRANTOR:HOLBROOK GEORGE E III									
GRANTEE:MOORE KATHY L & RAY									

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2014] W35 S7 BAS=[YR=1993] W19 S48 E13 N2											
FOP=[YR=1993] E7 N4 W1 N2 W6 S6\$ N6 E6 S2 E3S2 E7 N2 E7											
FGR=[YR=1993] S6 E20 N25W9 N2 W9 S4 W2 S17\$ N17 E2 N4 E9 S2											
E9 N23 W13 BAS=[YR=2008] W10 S6 E10 N6\$ S6 W10 N6 W14\$ E35											
N7\$.											