



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	12	HARDWOOD 60
Interior Floor	14	CARPET 40
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

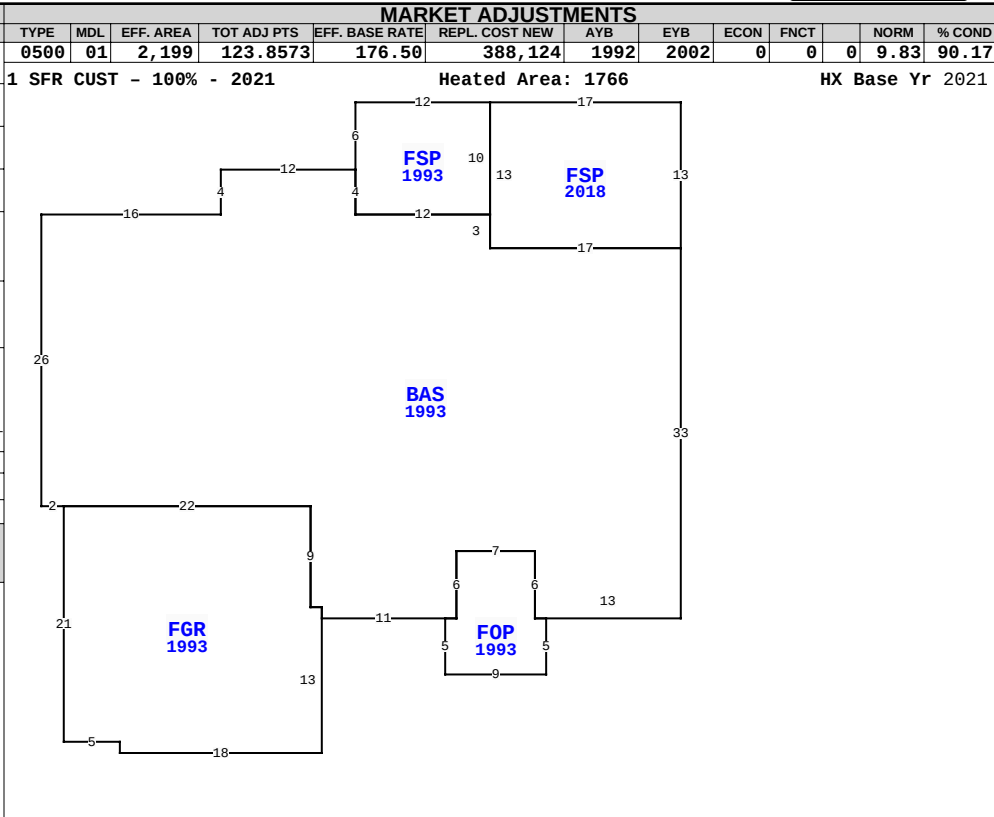
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3036.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100	1,766	281,059
FGR	492	55	271	43,130
FOP	87	30	26	4,138
FSP	120	40	48	7,639
FSP	221	40	88	14,005

TOTALS	2,686		2,199	349,971
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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	1,383.00	SF	7.00	
3	0855	CONC PAVER	0 100	0	0	565.00	SF	7.00	
4	0462	ST/AL FNC	0 100	0	0	432.00	SF	10.00	



1393 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	1992	1992	3	74	2,590	
2	0855	CONC PAVER	0 100	0	0	1,383.00	SF	7.00	7.00	100	2018	2018	3	98	9,487	
3	0855	CONC PAVER	0 100	0	0	565.00	SF	7.00	7.00	100	2018	2018	3	98	3,876	
4	0462	ST/AL FNC	0 100	0	0	432.00	SF	10.00	10.00	100	2018	2018	3	90	3,888	

LAND DESCRIPTION										TOTAL OB/XF					19,841			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	
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	350,000.00	

NASSAU COUNTY PROPERTY										PAGE 1 of 1				8
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 8										Tax Dist:				
BUILDING MARKET VALUE										349,971				
TOTAL MARKET OB/XF VALUE										19,841				
TOTAL LAND VALUE - MARKET										350,000				
TOTAL MARKET VALUE										719,812				
SOH/AGL Deduction										492,606				
ASSESSED VALUE										227,206				
TOTAL EXEMPTION VALUE										HX HB WX 55,000				
BASE TAXABLE VALUE										172,206				
TOTAL JUST VALUE										719,812				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										495,624				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808038	DEMOSCRNM	0	08/07/2018
17011489	REMODEL	9,800	12/27/2017
B00906	ADDITION	1,683	03/01/1994
8345	NEW CONSTR	79,903	08/26/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2347/0743	3/17/2020	WD	Q	I	01	432,500	
GRANTOR: GORNICK ROBERT E & PA							
GRANTEE: DAVIDSON DIANA K &							
2158/0553	11/15/2017	WD	Q	I	01	360,000	
GRANTOR: SPIVEY LINDA J							
GRANTEE: GORNICK ROBERT E &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2018] W17 FSP=[YR=1993] W12 S6 BAS=[YR=1993] W12S4 W16S26 E2 FGR=[YR=1993] S21 E5 S1 E18 N13 W1 N9 W22 \$ E22 S9 E1 S1 E11 FOP=[YR=1993] S5 E9 N5 W1 N6 W7 S6 W1 \$ E1 N6 E7 S6 E13 N33 W17 N3 W12 N4 \$ S4 E12 N10 \$ S13 E17 N13 \$.									