LOT 70 & FRACT LOT 69
IN OR 747 PG 1575
PLANTATION POINT PB 5/269

GAGNE THOMAS ANTHONY & GLORIA
1395 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2023

00-00-30-0518-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

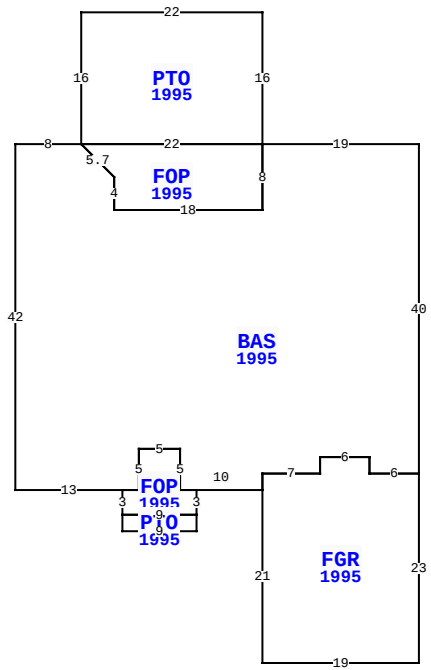
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,831	100	1,831	270,392
FGR	449	55	247	36,476
FOP	52	30	16	2,363
FOP	152	30	46	6,793
PTO	18	5	1	147
PTO	352	5	18	2,658
TOTALS	2,854		2,159	318,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,159	119.4620	170.23	367,527	1995	1995	0	0	0	13.25	86.75

1 SFR CUST – 100% - 1997 Heated Area: 1831 HX Base Yr 1997



1395 HARRISON POINT TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		318,830
TOTAL MARKET OB/XF VALUE		8,374
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		677,204
SOH/AGL Deduction		491,399
ASSESSED VALUE		185,805
TOTAL EXEMPTION VALUE	HX HB VX VP	120,402
BASE TAXABLE VALUE		65,403
TOTAL JUST VALUE		677,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21869	REMODEL	6,800	09/01/2008
B9502208	NEW CONSTR	120,000	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0749/1040	1/24/1996	WD	U	V	19	100
GRANTOR: PLANTATION POINT JOIN						
GRANTEE: ATLANTIC BUILDERS I						
0747/1575	1/04/1996	WD	Q	I		119,500
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: GAGNE THOMAS A & GL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W19 PTO=[YR=1995] N16 W22 S16 E22 $
FOP=[YR=1995] W22 D4 R4 S4 E18 N8$ S8 W18 N4 L4 U4 W8 S42
E13 FOP=[YR=1995] S3 PTO=[YR=1995] S2 E9 N2 W9 $ E9 N3 W2 N5
W5 S5 W2 $ E2 N5 E5 S5 E10 FGR=[YR=1995] S21 E19 N23 W6 N2
W6 S2 W7 S2 $ N2 E7 N2 E6 S2 E6 N40 $.

EXTRA FEATURES

LN	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	1995	1995	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	1,074.00	SF	4.00	4.00	100	1995	1995	3	72	3,093	
3	0810	CONCRETE A	0	100	0	0	12.00	SF	6.50	6.50	100	1995	1995	3	72	56	
4	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	2008	2008	3	90	1,404	
5	0910	SCRN RM L	0	100	22	16	352.00	SF	15.00	15.00	100	1996	1996	3	20	1,056	

LAND DESCRIPTION

TOTAL OB/XF 8,374

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 02/06/2018 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS