LOT 18
WINDWARD COVE PB 5/294

RAO RAJENDER
1421 HARBOR POINT
FERNANDINA BEACH, FL 32034

2023

00-00-30-090C-0018-0000

BUILDING CHARACTERISTICS

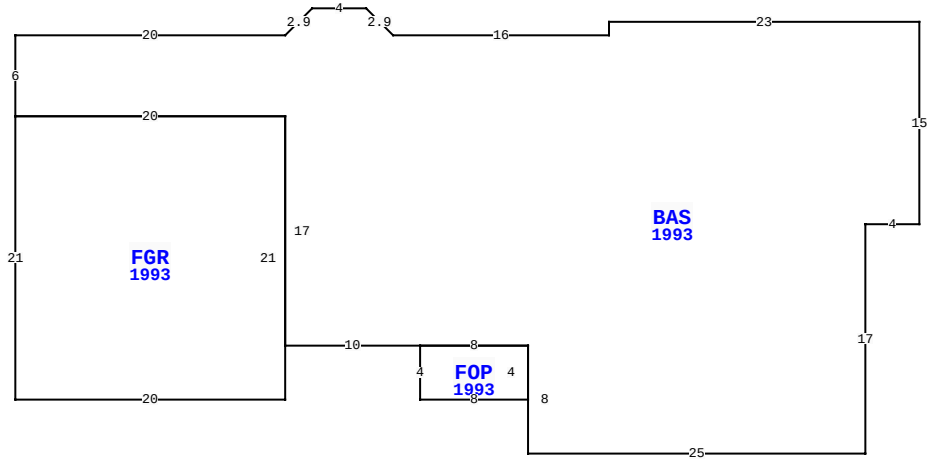
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	156,562
FGR	420	55	231	25,833
FOP	32	30	10	1,118
TOTALS	1,852		1,641	183,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,641	111.4860	132.39	217,252	1992	1992	0	0	0	15.53	84.47

1 SNGL FAM – 100% - 2022 Heated Area: 1400 HX Base Yr 2022



1421 HARBOR PT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		183,513
TOTAL MARKET OB/XF VALUE		7,090
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		440,603
SOH/AGL Deduction		83,463
ASSESSED VALUE		357,140
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		307,140
TOTAL JUST VALUE		440,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7706	NEW CONSTR	62,783	12/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2546/1604	3/14/2022	QC	U	I	11	80,000
GRANTOR: WHITE SARA F						
GRANTEE: RAO RAJENDER						
2444/1859	3/15/2021	WD	Q	I	02	393,000
GRANTOR: HOHENSHELL CALVIN J						
GRANTEE: RAO RAJENDER & SARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S1 W16 U2 L2 W4 D2 L2 W20 S6
FGR=[YR=1993] S21 E20 N21 W20$ E20 S17 E10 FOP=[YR=1993] S4 E8 N4 W8$ E8 S8 E25 N17 E4 N15$.

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	1992	1992	3	74	2,590	
2	0811	CONCRETE B	0	100	0	0	901.00	SF	5.20	5.20	100	1992	1992	3	66	3,092	
3	1242	WD DECK A	0	100	44	16	704.00	SF	10.00	10.00	100	2000	2000	3	20	1,408	

LAND DESCRIPTION

TOTAL OB/XF 7,090

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/11/2016 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS