LOT 107
MARSH LAKES PB 5/159-167

PHILLIPS JACQUE III & NICOLE
1381 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0107-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

98064 PINTAIL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	200,000
SOH/AGL Deduction	0
ASSESSED VALUE	200,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,000
TOTAL JUST VALUE	200,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018045	NEW CONSTR	701,828	12/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2550/1273	3/24/2022	WD	Q	V	01	250,000
GRANTOR: BALSAMO ANTHONY G JR						
GRANTEE: PHILLIPS JACQUE III						
0955/0629	10/24/2000	WD	Q	V		73,000
GRANTOR: LANDRUM VIRGINIA M AR						
GRANTEE: BALSAMO ANTHONY G J						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000133	C	SFR LAKE	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/22/2023 BY MLU Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS