

DINH TRANG THU
1396 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2024

00-00-30-0518-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										8																																																																																																																																																																																																																																																																							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																																																																																																																																																																																																																																																																																	
Exterior Wall		05		AVERAGE 70		0500		01		2,554		116.9136		175.37		447,895		1994		1994		0		0		14.33		85.67		VALUATION BY					STANDARD																																																																																																																																																																																																																																																																												
Exterior Wall		16		WD FR STUC 30		1		SFR CUST		- 100%		- 2004		Heated Area: 1941		HX Base Yr 2004														Tax Group: 8					Tax Dist:																																																																																																																																																																																																																																																																												
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					383,712																																																																																																																																																																																																																																																																												
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					5,668																																																																																																																																																																																																																																																																												
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					350,000																																																																																																																																																																																																																																																																												
Interior Floo		14		CARPET 80																										TOTAL MARKET VALUE					739,380																																																																																																																																																																																																																																																																												
Interior Floo		08		SHT VINYL 20																										SOH/AGL Deduction					447,265																																																																																																																																																																																																																																																																												
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					292,115																																																																																																																																																																																																																																																																												
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB 50,000																																																																																																																																																																																																																																																																												
Bedrooms				3 100																										BASE TAXABLE VALUE					242,115																																																																																																																																																																																																																																																																												
Bathrooms				2 100																										TOTAL JUST VALUE					739,380																																																																																																																																																																																																																																																																												
Frame		02		WOOD FRAME 100																										NCON VALUE					0																																																																																																																																																																																																																																																																												
Stories				1. 100																										INCOME VALUE																																																																																																																																																																																																																																																																																	
Units				0 100																										PREVIOUS YEAR MKT VALUE					722,442																																																																																																																																																																																																																																																																												
Occupancy		00		NONE 100																																																																																																																																																																																																																																																																																																											
Quality		06		Quality Level 06																																																																																																																																																																																																																																																																																																											
DOR CODE		0100		SINGLE FAMILY																																																																																																																																																																																																																																																																																																											
MAP NUM				MKT AREA																																																																																																																																																																																																																																																																																																											
NEIGHBORHOOD/LOC		3036.00																																																																																																																																																																																																																																																																																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																																																							
BAS		1,941		100		1,941		291,615																																																																																																																																																																																																																																																																																																							
FEP		464		80		371		55,739																																																																																																																																																																																																																																																																																																							
FGR		411		55		226		33,954																																																																																																																																																																																																																																																																																																							
FOP		43		30		13		1,953																																																																																																																																																																																																																																																																																																							
PTO		16		5		1		150																																																																																																																																																																																																																																																																																																							
PTO		32		5		2		301																																																																																																																																																																																																																																																																																																							
TOTALS		2,907				2,554		383,712																																																																																																																																																																																																																																																																																																							
EXTRA FEATURES										1396 HARRISON POINT TRL, FERNANDINA BEACH										BLD DATE										LGL DATE																																																																																																																																																																																																																																																																																	
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