

LOT 4
IN OR 798/1573
PLANTATION POINT PB 5/269

TINMAN SCOTT A & MARY S
1388 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2024

00-00-30-0518-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

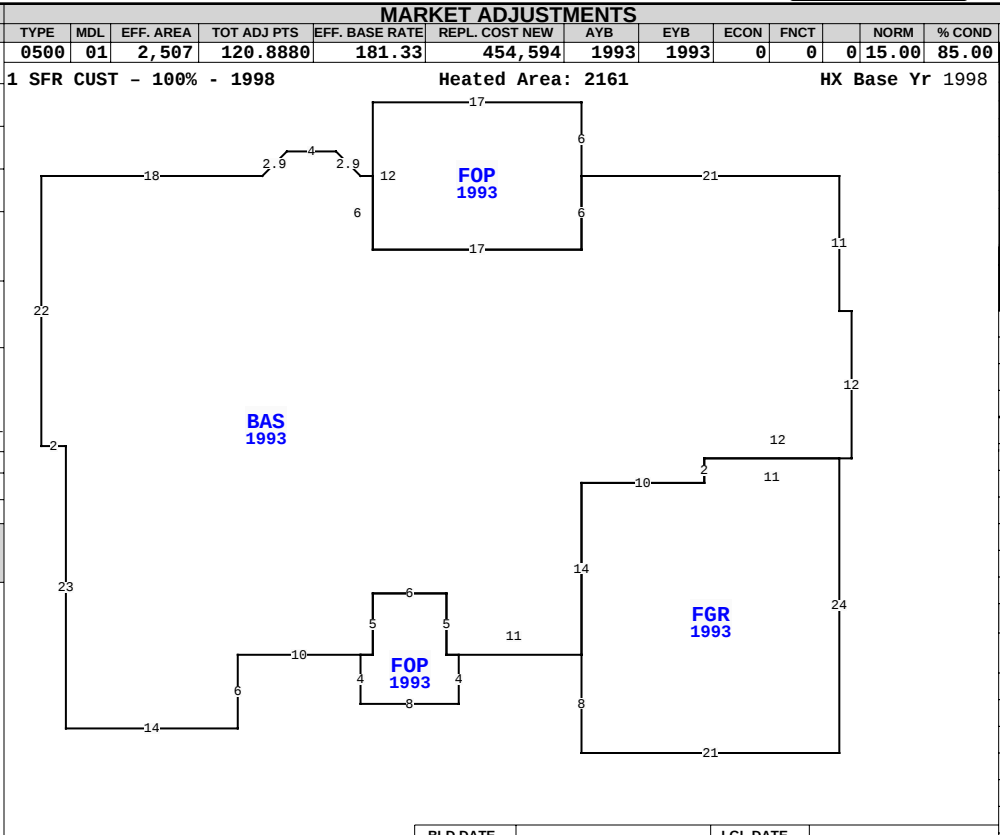
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3036.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,161	100	2,161	333,076
FGR	484	55	266	40,999
FOP	62	30	19	2,928
FOP	204	30	61	9,402

TOTALS	2,911		2,507	386,405
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0861	POOL GUNIT	0	100	0	0		408.00 SF 85.00	
2	0911	SCRN RM A	0	100	0	0		945.00 SF 17.50	
3	0855	CONC PAVER	0	100	0	0		537.00 SF 10.00	
4	0855	CONC PAVER	0	100	0	0		96.00 SF 10.00	
5	0855	CONC PAVER	0	100	0	0		928.00 SF 10.00	
6	0500	FP-PRE FAB	0	100	0	0		1.00 UT 3,500.00	
7	0855	CONC PAVER	0	100	0	0		240.00 SF 10.00	
8	0855	CONC PAVER	0	100	0	0		405.00 SF 10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00



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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		386,405	
TOTAL MARKET OB/XF VALUE		66,019	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		802,424	
SOH/AGL Deduction		532,367	
ASSESSED VALUE		270,057	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		220,057	
TOTAL JUST VALUE		802,424	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		787,050	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010938	SCRNENCL	21,557	12/08/2017
17001038	SWIM POOL	42,000	03/01/2017
801059	ADDITION	1,734	05/01/1994
8625	NEW CONSTR	95,155	01/21/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0798/1573	7/08/1997	WD Q	I		
GRANTOR: BRIDWELL CRAIG S & SU					
GRANTEE: TINMAN SCOTT A & MA					
0680/0167	4/30/1993	WD Q	I		
GRANTOR: HEAD STEVE					
GRANTEE: BRIDWELL CRAIG & S					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W21 FOP=[YR=1993] N6 W17 S12 E17 N6\$ S6 W17 N6 W1 U2 L2 W4 D2 L2 W18 S22 E2 S23 E14 N6 E10 FOP=[YR=1993] S4 E8 N4 W1N5 W6 S5 W1\$ E1 N5 E6 S5 E11 FGR=[YR=1993] S8 E21 N24 W11 S2 W10 S14\$ N14 E10 N2 E12 N12 W1 N11 \$.									