

LOT 6
IN OR 1510/1756
PLANTATION POINT PB 5/269

ANDERSON BARBARA T
1382 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2024

00-00-30-0518-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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		

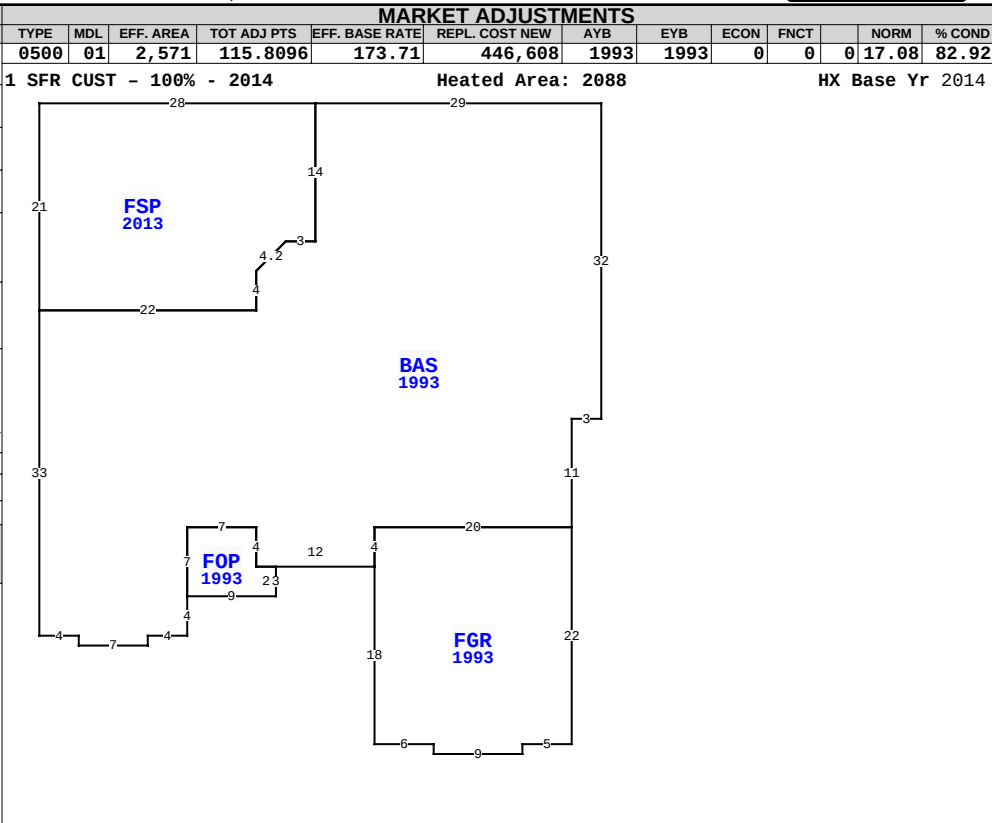
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100	2,088	300,756
FGR	449	55	247	35,578
FOP	55	30	16	2,304
FSP	551	40	220	31,689

TOTALS	3,143		2,571	370,327
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,133.00	SF	4.00
3	0810	CONCRETE A	0	100	0	0	176.00	SF	6.50
4	0819	CONC 12"	0	100	10	10	100.00	SF	9.50
5	0810	CONCRETE A	0	100	0	0	246.00	SF	6.50
6	0810	CONCRETE A	0	100	66	3	198.00	SF	6.50

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

REVIEW DATE 05/12/2019 BY KBA



1382 HARRISON POINT TRL, FERNANDINA BEACH

BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											9,942	
LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
3	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00	350,000.00	3

Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	370,327		
TOTAL MARKET OB/XF VALUE	9,942		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	730,269		
SOH/AGL Deduction	406,141		
ASSESSED VALUE	324,128		
TOTAL EXEMPTION VALUE	HX HB WX 55,000		
BASE TAXABLE VALUE	269,128		
TOTAL JUST VALUE	730,269		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	714,449		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327161	REMODEL	7,500	05/01/2013
B1327055	WLK/DECK	1,000	04/01/2013
B9401167	ADDITION	2,321	07/01/1994
8784	NEW CONSTR	83,389	03/23/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1510/1756	7/09/2007	WD	Q	I	
GRANTOR: RASBEARY TIMOTHY W & GRANTEE: ANDERSON GARY R & B					SALE PRICE
0795/0547	6/03/1997	WD	Q	I	
GRANTOR: RICE BARRY D & SUSAN GRANTEE: RASBEARY TIMOTHY W					170,000

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W29 FSP=[YR=2013] W28 S21 E22 N4 R3 U3 E3 N14 \$ S14 W3 D3 L3 S4 W22 S33 E4 S1 E7 N1 E4 N4 FOP=[YR=1993] E9 N3 W2 N4 W7 S7 \$ N7 E7 S4 E12 FGR=[YR=1993] S18 E6 S1 E9 N1 E5 N22W20 S4 \$ N4 E20 N11 E3 N32 \$.					