

LOT 20 IN OR 776/1847
(EX OR 2314/1764)
PLANTATION POINT PB 5/269

ENGLERT JOHN V & MARY JOY
1228 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2024

00-00-30-0518-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

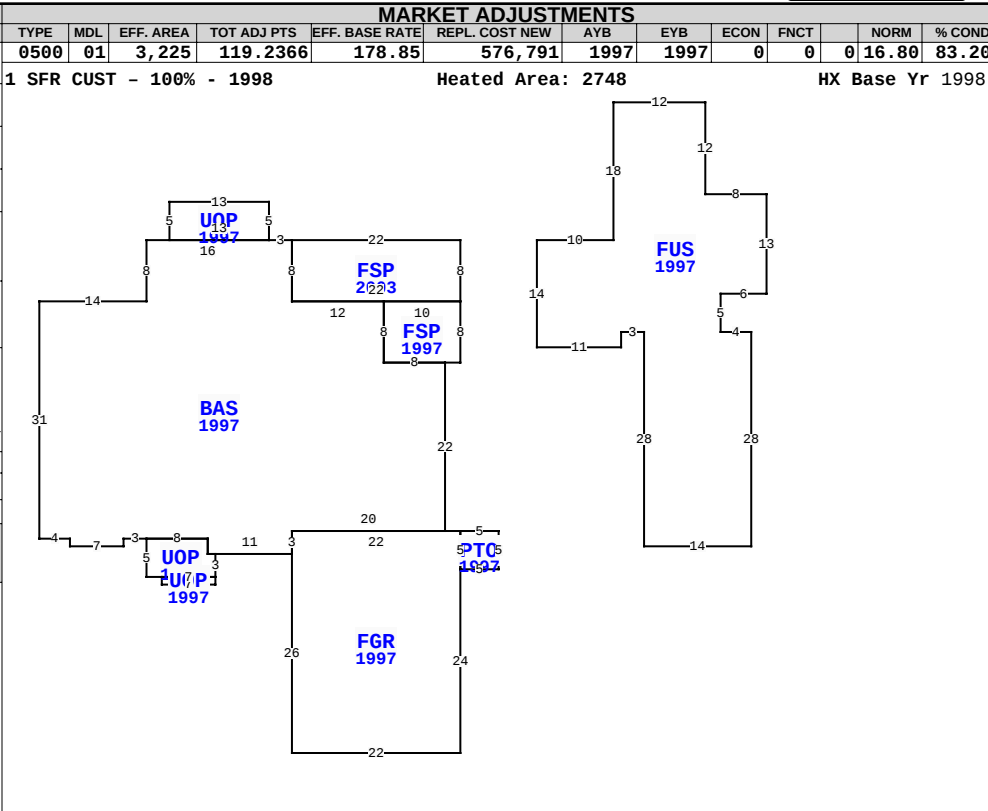
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1,740	258,918
FGR	638	55	351	52,230
FSP	80	40	32	4,762
FSP	176	40	70	10,417
FUS	1,008	100	1,008	149,994
PTO	25	5	1	149
UOP	7	20	1	149
UOP	43	20	9	1,340
UOP	65	20	13	1,934
TOTALS	3,782		3,225	479,890

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0812	CONCRETE C	0	100	0	0		2,244.00	SF 4.00	4.00	100	1997	1997	3	73	6,552
2	0810	CONCRETE A	0	100	13	3		39.00	SF 6.50	6.50	100	1997	1997	3	73	185
3	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1997	1997	3	80	1,600
4	0810	CONCRETE A	0	100	0	0		127.00	SF 6.50	6.50	100	1997	1997	3	73	603
5	0811	CONCRETE B	0	100	0	0		733.00	SF 5.20	5.20	100	1997	1997	3	73	2,782
6	0300	BOAT DCK W	0	100	12	6		72.00	SF 40.00	40.00	100	1997	1997	3	25	720

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000130	C

REVIEW DATE	05/12/2019	BY	KBA
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TOTAL OB/XF			12,442		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000130	C	SFR WATER	100	0003

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NASSAU COUNTY PROPERTY			PAGE 1 of 1			8
VALUATION SUMMARY			STANDARD			
VALUATION BY	Tax Group: 8			Tax Dist:		
BUILDING MARKET VALUE	479,890					
TOTAL MARKET OB/XF VALUE	12,442					
TOTAL LAND VALUE - MARKET	500,000					
TOTAL MARKET VALUE	992,332					
SOH/AGL Deduction	617,208					
ASSESSED VALUE	375,124					
TOTAL EXEMPTION VALUE	50,000			HX HB		
BASE TAXABLE VALUE	325,124					
TOTAL JUST VALUE	992,332					
NCON VALUE	0					
INCOME VALUE						
PREVIOUS YEAR MKT VALUE	972,233					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P14624	OTHER	0	02/01/2011
B0310826	ADDITION	7,730	01/01/2003
B9703980	NEW CONSTR	175,000	05/01/1997

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
0776/1847	11/15/1996	WD Q V
GRANTOR: PLANTATION POINT JOIN		
GRANTEE: ENGLERT JOHN V & MA		

BUILDING NOTES		
BUILDING DIMENSIONS		
FSP=[YR=2003] W22 BAS=[YR=1997] W3 UOP=[YR=1997] N5 W13 S5 E13\$ W16 S8 W14 S31 E4 S1 E7 N1 E3 UOP=[YR=1997] S5 E2 UOP=[YR=1997] S1 E7 N1 W7\$ E7 N3 W1 N2 W8\$ E8 S2 E11 FGR=[YR=1997] S26 E22 N24 PTO=[YR=1997] E5 N5 W5 S5\$ N5 W22 S3\$ N3 E20 N22 FSP=[YR=1997] E2 N8 W10 S8 E8\$ W8 N8 W12 N8\$ S8 E22 N8 \$ PTR= E10 FUS=[YR=1997] E10 N18 E12 S12 E8 S13W6 S5 E4 S28W14 N28 W3 S2 W11N14\$ W10\$.		

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1	000130	C	SFR WATER	100	0003

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