

LOT 46
IN OR 1561/401
PLANTATION POINT PB 5/269

BAKER JOHN E/KIRKLAND MARGARET R
PO BOX 17408
FERNANDINA BEACH, FL 32035

2024

00-00-30-0518-0046-0000



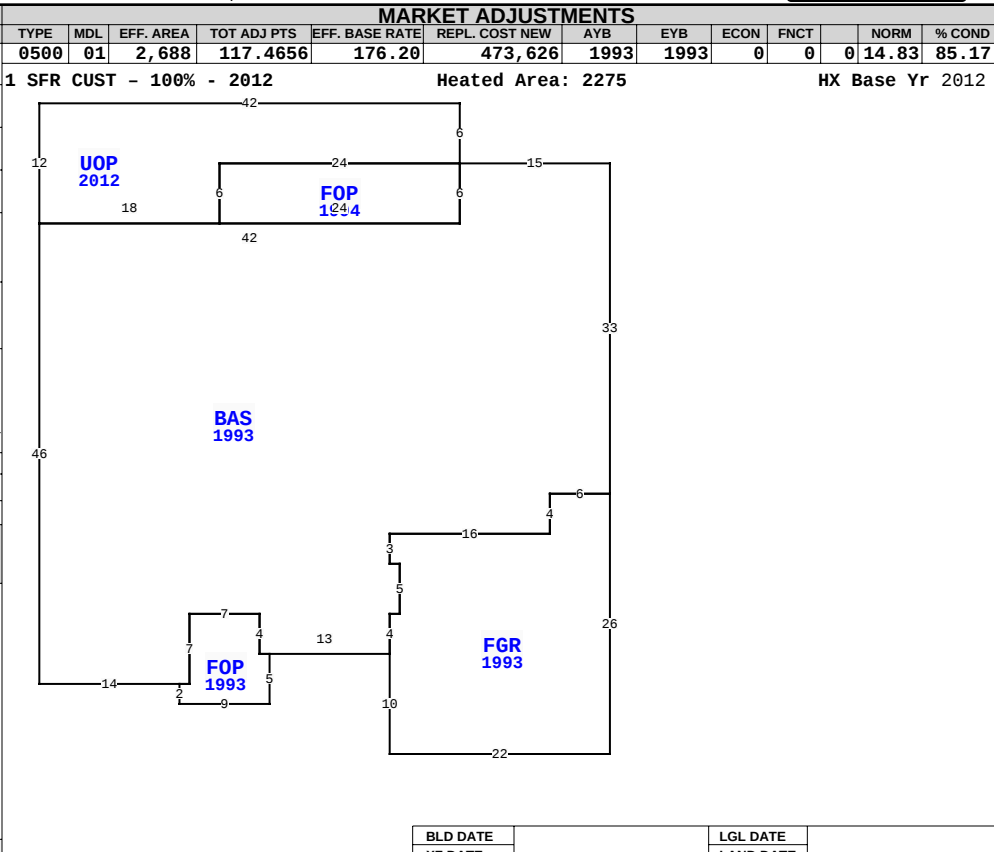
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,275	100	2,275	341,408
FGR	503	55	277	41,569
FOP	70	30	21	3,151
FOP	144	30	43	6,453
UOP	360	20	72	10,805
TOTALS	3,352		2,688	403,387

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,214.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	46	3	138.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0861	POOL GUNIT	0	100	0	0	648.00	SF	85.00	85.00	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
7	0911	SCRN RM A	0	100	0	0	1,173.00	SF	17.50	17.50	
8	0855	CONC PAVER	0	100	0	0	405.00	SF	10.00	10.00	

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



TOTAL OB/XF											
60,548											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	403,387		
TOTAL MARKET OB/XF VALUE	60,548		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	813,935		
SOH/AGL Deduction	461,210		
ASSESSED VALUE	352,725		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	302,725		
TOTAL JUST VALUE	813,935		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	799,070		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313487	ROOF	19,275	05/01/2013
B26035	ADDITION	27,411	05/01/2012
8572	NEW CONSTR	98,415	12/16/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1561/0401	4/16/2008	WD Q	I		
GRANTOR: LOWE LOUIS D JR & KAT					SALE PRICE 325,000
GRANTEE: BAKER JOHN E & MARG					
0747/1749	1/04/1996	WD Q	I		
GRANTOR: WESTBERRY WINTON L JR					159,900
GRANTEE: LOWE LOUIS D JR & K					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W15 UOP=[YR=2012] N6W42 S12 E18 FOP=[YR=1994] E24 N6 W24 S6\$ N6 E24\$ S6 W42 S46E14 FOP=[YR=1993] S2 E9 N5 W1 N4 W7 S7 W1\$ E1 N7E7 S4 E13 FGR=[YR=1993] S10 E22 N26 W6 S4 W16 S3 E1 S5 W1 S4\$ N4 E1 N5 W1 N3 E16 N4 E6 N33\$.											