

**STROUD WILLIAM P & JANANN L/E/
1381 PLANTATION POINT DR
FERNANDINA BEACH, FL 32034**

00-00-30-0518-0047-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 80		
Exterior Wall	20	FACE BRICK 20		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 80		
Interior Wall	08	DECORATIVE 20		
Interior Floor	11	CLAY TILE 50		
Interior Floor	13	LVT/LAMNT 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	03	3 100		
Bathrooms	02	2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units	0	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	152	100	152	23,464
BAS	2,025	100	2,025	312,596
BAS	515	100	515	79,500
FEP	216	80	173	26,705
FGR	430	55	236	36,431
FOP	65	30	20	3,087
TOTALS	3,403		3,121	481,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	01	3,121	117.5438	176.32	550,295	1993	2000	0	0	12.45
1 SFR CUST - 100% - 2020 Heated Area: 2692 HX Base Yr 2020										

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		481,783	
TOTAL MARKET OB/XF VALUE		15,013	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		846,796	
SOH/AGL Deduction		379,934	
ASSESSED VALUE		466,862	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		416,862	
TOTAL JUST VALUE		846,796	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		825,884	

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20004265	ADDITION	18,000	05/19/2020
M12885	ADDITION	0	05/01/2007
R10207	REPAIR/RRF	0	03/01/2007
B0617074	ADDITION	60,000	01/01/2006
0605	ADDITION	1,900	11/01/1993
00158	NEW CONSTR	81,240	05/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2450/0366	4/07/2021	LE	U	I	11	100

GRANTOR: STROUD WILLIAM P & JA

GRANTEE: STROUD WILLIAM P IV

2205/1072 6/22/2018 WD Q I 02 485,000

GRANTOR: DAIGLE RICHARD J

GRANTEE: STROUD WILLIAM P &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W3 N7 W29 FEP=[YR=2021] W18 S12 BAS=[YR=1993] S40 FGR=[YR=1993] S21 E20 N21 W7 N2 W5 S2 W8\$ E8 N2 E5 S2 E7 S2 E8 FOP=[YR=1993] S4 E10 N4 W3 N5 W5 S5 W2\$ E2 N5 E5 S5 E15 N42 W10 BAS=[YR=1993] S2 W4 S6 W18 N8 E22\$ W40\$ E18 N12\$ S20 E18 N6 E4 N2 E10 N5\$.

EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
2	0855	CONC PAVER	0 100	0	0	1,225.00	SF	7.00	7.00	100	2008	2008	3	89	7,632	
3	0855	CONC PAVER	0 100	0	0	197.00	SF	7.00	7.00	100	2008	2008	3	89	1,227	
4	1126	CB/STC 8"	0 100	0	0	72.00	SF	8.00	8.00	100	2007	2007	3	88	507	
5	0855	CONC PAVER	0 100	0	0	73.00	SF	7.00	7.00	100	2008	2008	3	89	455	
6	0910	SCRN RM L	0 100	11	17	187.00	SF	15.00	15.00	100	2007	2007	3	31	870	
7	0855	CONC PAVER	0 100	0	0	278.00	SF	7.00	7.00	100	2008	2008	3	89	1,732	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

TOTAL OB/XF

15,013