

LOT 49
IN OR 2048/165
PLANTATION POINT PB 5/269

TATUM JAMES & LINDA
1397 PLANTATION POINT DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0518-0049-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		05	AVERAGE 70	
Exterior Wall		20	FACE BRICK 30	
Roof Structur		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floo		14	CARPET 80	
Interior Floo		11	CLAY TILE 20	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			3 100	
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	2,097	100	2,097	307,008
FGR	453	55	249	36,455
FOP	43	30	13	1,903
FOP	331	30	99	14,494
TOTALS	2,924		2,458	359,860

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,458	118.6800	178.02	437,573	1991	1991	0	0	17.76	82.24	
1 SFR CUST - 100% - 2019 Heated Area: 2097 HX Base Yr 2019												
1397 PLANTATION POINT DR, FERNANDINA BEACH												
BLD DATE XE DATE INC DATE LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8			Tax Dist:			
BUILDING MARKET VALUE			359,860			
TOTAL MARKET OB/XF VALUE			9,350			
TOTAL LAND VALUE - MARKET			350,000			
TOTAL MARKET VALUE			719,210			
SOH/AGL Deduction			386,003			
ASSESSED VALUE			333,207			
TOTAL EXEMPTION VALUE			HX HB		50,000	
BASE TAXABLE VALUE			283,207			
TOTAL JUST VALUE			719,210			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			702,901			

EXTRA FEATURES										1397 PLANTATION POINT DR, FERNANDINA BEACH				AG DATE			
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	0855	CONC PAVER	0	100	0	0	1,307.00	SF	7.00	7.00	100	1991	1991	3	62	5,672	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
3	0855	CONC PAVER	0	100	0	0	222.00	SF	7.00	7.00	100	2000	2000	3	79	1,228	

LAND DESCRIPTION				TOTAL OB/XF 9,350																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							