

LOT 51
IN OR 781/1962
PLANTATION POINT PB 5/269

ZEFF JACK M & CAROL L
1388 PLANTATION POINT DR
FERNANDINA BEACH, FL 32034

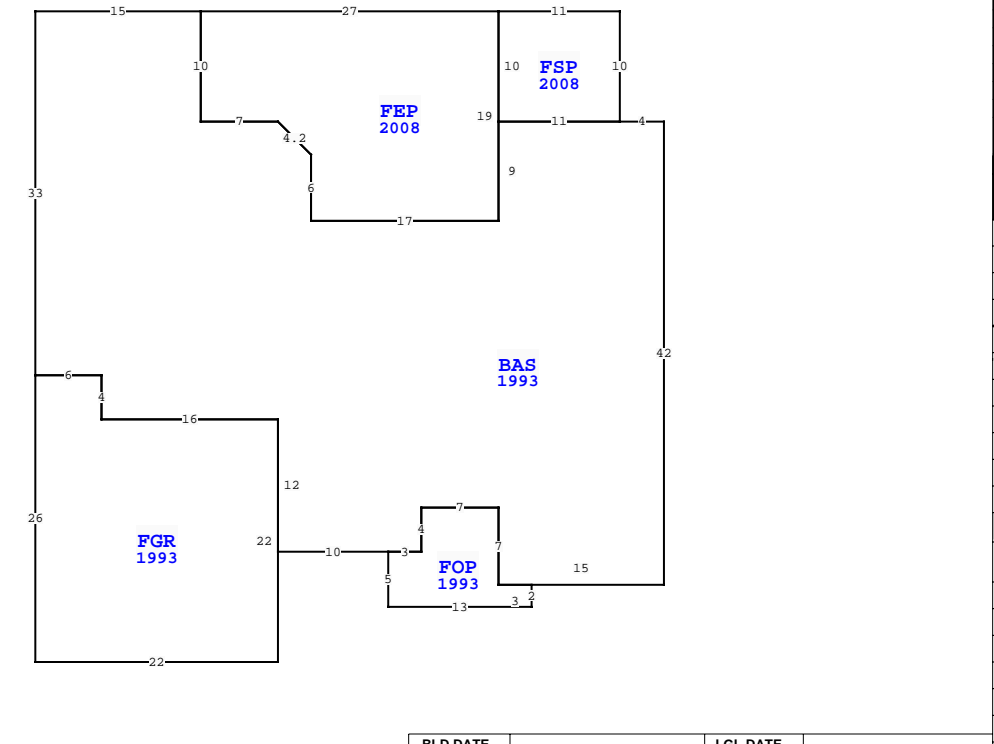
2024

00-00-30-0518-0051-0000

| 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 Floor | 14 CARPET 80 |
| Interior Floor | 11 CLAY TILE 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0500 | 01 | 2,635 | 120.8880 | 181.33 | 477,805 | 1992 | 1992 | 0 | 0 | 15.15 | 84.85 |

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 8 |
|---------------------------|--|--------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 8 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 405,418 | |
| TOTAL MARKET OB/XF VALUE | | 8,170 | |
| TOTAL LAND VALUE - MARKET | | 350,000 | |
| TOTAL MARKET VALUE | | 763,588 | |
| SOH/AGL Deduction | | 538,881 | |
| ASSESSED VALUE | | 224,707 | |
| TOTAL EXEMPTION VALUE | | HX HB 50,000 | |
| BASE TAXABLE VALUE | | 174,707 | |
| TOTAL JUST VALUE | | 763,588 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 745,056 | |



| 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 | 1,945 | 100 | 1,945 | 299,255 |
| FEP | 428 | 80 | 342 | 52,620 |
| FGR | 508 | 55 | 279 | 42,926 |
| FOP | 84 | 30 | 25 | 3,846 |
| FSP | 110 | 40 | 44 | 6,770 |
| TOTALS | 3,075 | | 2,635 | 405,418 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0781/1962 | 1/13/1997 | WD | Q | I | | 147,000 |
| GRANTOR: EPLING WIRT G JR & LI | | | | | | |
| GRANTEE: ZEFF JACK M & CAROL | | | | | | |
| 0687/1691 | 9/03/1993 | WD | Q | I | | 128,000 |
| GRANTOR: ATLANTIC BUILDERS | | | | | | |
| GRANTEE: EPLING WIRT JR & L | | | | | | |

| 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 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1992 | 1992 | 3 | 72 | 2,520 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 1,263.00 | SF | 4.00 | 4.00 | 100 | 1992 | 1992 | 3 | 64 | 3,233 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 21 | 105.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 86 | 587 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 211.00 | SF | 7.00 | 7.00 | 100 | 2005 | 2005 | 3 | 86 | 1,270 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 16 | 160.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 35 | 560 | |

| | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|----------|--|-----------|--|
| 1388 PLANTATION POINT DR, FERNANDINA BEACH, FL 32034 | | | | | | | | | | | | BLD DATE | | LGL DATE | |
| | | | | | | | | | | | | XF DATE | | LAND DATE | |
| | | | | | | | | | | | | INC DATE | | AG DATE | |
| TOTAL OB/XF | | | | | | | | | | | | 8,170 | | | |

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W4 FSP=[YR=2008] N10 W11 FEP=[YR=2008] W27 S10 E7 D3 R3 S6 E17 N19 S10 E11 S W11 S9 W17 N6 L3 U3 W7 N10 W15 S33 FGR=[YR=1993] S26 E22 N22 W16 N4 W6 S E6 S4 E16 S12 E10 FOP=[YR=1993] S5 E13 N2 W3 N7 W7 S4 W3 S E3 N4 E7 S7 E15 N42 \$. | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | | | | | | |