

LOT 55
IN OR 801/1
PLANTATION POINT PB 5/269

LENNON STEPHEN G JR & ANDREA F
1374 PLANTATION POINT DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0518-0055-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8															
Exterior Wall	16	WD FR STUC 100	0500	01	2,495	126.0400	189.06	471,705	1996	1996	0	0	0	13.50	86.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 1998													Heated Area: 2145														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1998														
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	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	2,145	100	2,145	350,787																										
FGR	502	55	276	45,137																										
FOP	28	30	8	1,308																										
FOP	220	30	66	10,793																										
TOTALS			2,895	2,495	408,025																									
EXTRA FEATURES					1374 PLANTATION POINT DR, FERNANDINA BEACH																									
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	1996	1996	3	79	2,765														
2	0812	CONCRETE C	0	100	0	0	1,082.00	SF	4.00	4.00	100	1996	1996	3	72	3,116														
3	0810	CONCRETE A	0	100	0	0	202.00	SF	6.50	6.50	100	1996	1996	3	72	945														
4	0810	CONCRETE A	0	100	0	0	33.00	SF	6.50	6.50	100	1996	1996	3	72	154														
5	0861	POOL GUNIT	0	100	0	0	299.00	SF	85.00	85.00	100	1999	1999	3	23	5,845														
6	0845	KOOL DECK	0	100	0	0	530.00	SF	7.25	7.25	100	1999	1999	3	77	2,959														
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200														
8	0910	SCRN RM L	0	100	0	0	768.00	SF	15.00	15.00	100	1999	1999	3	20	2,304														
9	0475	VF 4 SBPL	0	100	13	4	34.00	LF	14.00	14.00	100	2001	2001	3	55	262														
10	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	55	165														
LAND DESCRIPTION					TOTAL OB/XF 18,715																									
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													
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS																														