

LOT 56
IN OR 699/1118
PLANTATION POINT PB 5/269

COLLURA PAULINE E
1370 PLANTATION POINT DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0518-0056-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 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	08	SHT VINYL 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	1,986	100	1,986	304,586
FGR	512	55	282	43,250
FOP	28	30	8	1,227
FSP	210	40	84	12,883
PTO	14	5	1	153
USP	266	30	80	12,270

TOTALS 3,016 2,441 374,368

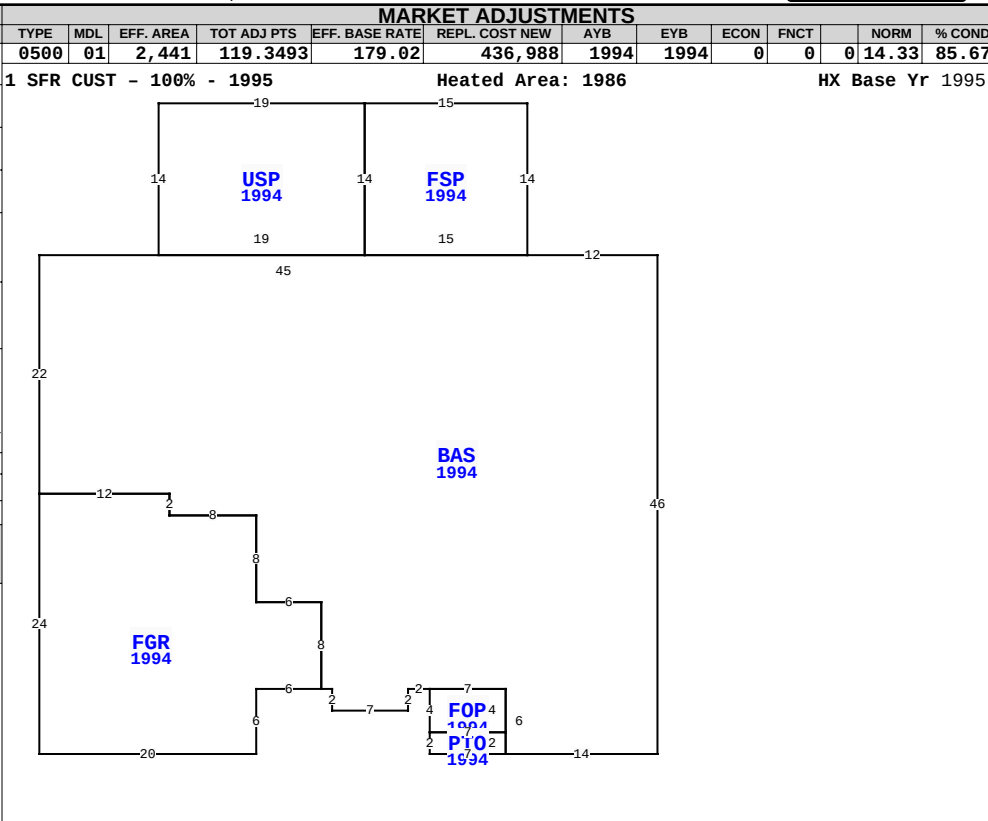
EXTRA FEATURES

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	1994	1994	3	76	2,660	
2	0855	CONC PAVER	0 100	49	3	147.00	SF	7.00	7.00	100	1994	1994	3	68	700	
3	0855	CONC PAVER	0 100	0	0	1,141.00	SF	7.00	7.00	100	1994	1994	3	68	5,431	
4	0861	POOL GUNIT	0 100	0	0	293.00	SF	85.00	85.00	100	1996	1996	3	20	4,981	
5	0845	KOOL DECK	0 100	0	0	244.00	SF	7.25	7.25	100	1996	1996	3	72	1,274	
6	0855	CONC PAVER	0 100	0	0	377.00	SF	7.00	7.00	100	1996	1996	3	72	1,900	
7	0910	SCRN RM L	0 100	39	14	546.00	SF	15.00	15.00	100	1996	1996	3	20	1,638	
8	0858	SCULP CONC	0 100	0	0	411.00	SF	13.00	13.00	100	1998	1998	3	93	4,969	

LAND DESCRIPTION

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							

REVIEW DATE 05/12/2019 BY KBA



1370 PLANTATION POINT DR, FERNANDINA BEACH

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
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8	0858	SCULP CONC	0 100	0	0	411.00	SF	13.00	13.00	100	1998	1998	3	93	4,969	

TOTAL OB/XF 23,553

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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 Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		374,368
TOTAL MARKET OB/XF VALUE		23,553
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		747,921
SOH/AGL Deduction		515,454
ASSESSED VALUE		232,467
TOTAL EXEMPTION VALUE	WX HX HB	55,000
BASE TAXABLE VALUE		177,467
TOTAL JUST VALUE		747,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		731,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602644	XFOB	5,610	03/01/1996
B9602595	SWIM POOL	13,000	02/01/1996
B9401107	ADDITION	4,046	06/01/1994
B930549	NEW CONSTR	88,740	10/01/1993

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0699/1118	3/02/1994	WD	Q	I		127,900
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: COLLURA SEBASTIANO						
0691/0922	11/01/1993	WD	U	V	19	28,900
GRANTOR: PLANTATION POINT JT						
GRANTEE: ATLANTIC BUILDERS						

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0699/1118	3/02/1994	WD	Q	I		127,900
GRANTOR: ATLANTIC BUILDERS INC						
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GRANTOR: PLANTATION POINT JT						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=1994] W12 FSP=[YR=1994] N14 W15 USP=[YR=1994] W19 S14 E19 N14\$ S14 E15\$ W45 S22 FGR=[YR=1994] S24 E20 N6 E6 N8 W6 N8 W8 N2 W12\$ E12 S2 E8 S8 E6 S8 E1 S2 E7 N2 E2 FOP=[YR=1994] S4 PTO=[YR=1994] S2 E7 N2 W7 \$ E7 N4 W7\$ E7 S6 E14 N46\$.						

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