

LOT 59
IN OR 1949/1339
PLANTATION POINT PB 5/269

TREMBLY ARA C & ALISON R
1255 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2024

00-00-30-0518-0059-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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

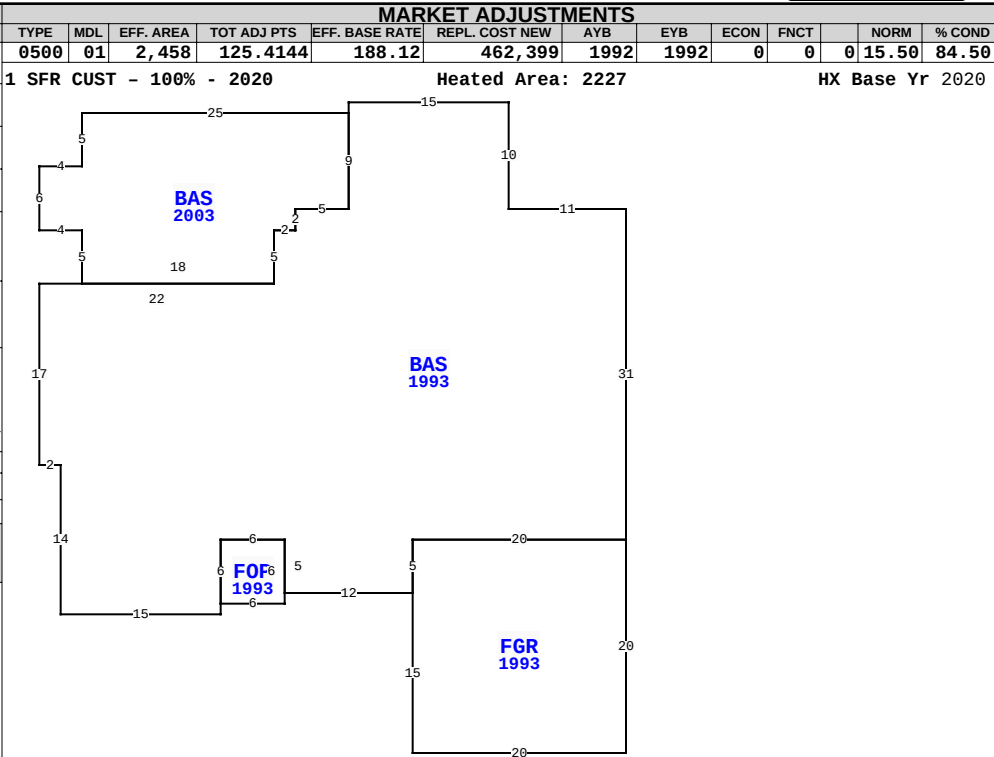
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3036.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	293,761
BAS	379	100	379	60,246
FGR	400	55	220	34,971
FOP	36	30	11	1,748

TOTALS	2,663		2,458	390,727
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	930.00	SF	7.00	
3	0830	FLAGSTONE	0 100	9	11	99.00	SF	12.00	
4	1126	CB/STC 8"	0 100	0	0	112.00	SF	8.00	
5	0855	CONC PAVER	0 100	0	0	751.00	SF	7.00	
6	0855	CONC PAVER	0 100	45	3	135.00	SF	3.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	



TOTAL OB/XF									
13,401									

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,458	125.4144	188.12	462,399	1992	1992	0	0
1 SFR CUST - 100% - 2020									
Heated Area: 2227									
HX Base Yr 2020									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 8									
Tax Dist:									
BUILDING MARKET VALUE									
390,727									
TOTAL MARKET OB/XF VALUE									
13,401									
TOTAL LAND VALUE - MARKET									
350,000									
TOTAL MARKET VALUE									
754,128									
SOH/AGL Deduction									
355,148									
ASSESSED VALUE									
398,980									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
348,980									
TOTAL JUST VALUE									
754,128									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
737,080									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R024617	REPAIR/RRF	1,800	12/01/2002
8224	NEW CONSTR	100,000	07/06/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1949/1339	12/01/2014	WD	Q	I	02	380,000	
GRANTOR: SEASE ROBERT D							
GRANTEE: TREMBLY ARA C & ALI							
0693/1554	12/09/1993	WD	Q	I		137,500	
GRANTOR: JONES BRADLEY & CHRIS							
GRANTEE: SEASE ROBT & PATRIC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W11 N10 W15 S1 BAS=[YR=2003] W25 S5 W4 S6 E4 S5 E18 N5 E2 N2 E5 N9\$ S9 W5 S2 W2 S5 W22 S17 E2 S14 E15 N1 FOP=[YR=1993] E6 N6 W6 S6\$ N6 E6 S5 E12 FGR=[YR=1993] S15 E20 N20 W20 S5\$ N5 E20 N31\$.									