

LOT 62  
IN OR 1964/1925  
PLANTATION POINT PB 5/269

RANDAR JAMES R & DIANE LILLIAN  
1369 HARRISON POINT TRL  
FERNANDINA BEACH, FL 32034

2024

00-00-30-0518-0062-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 70   |
| Interior Floo            | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 01   | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 03 |
|---------|--|----------|----|

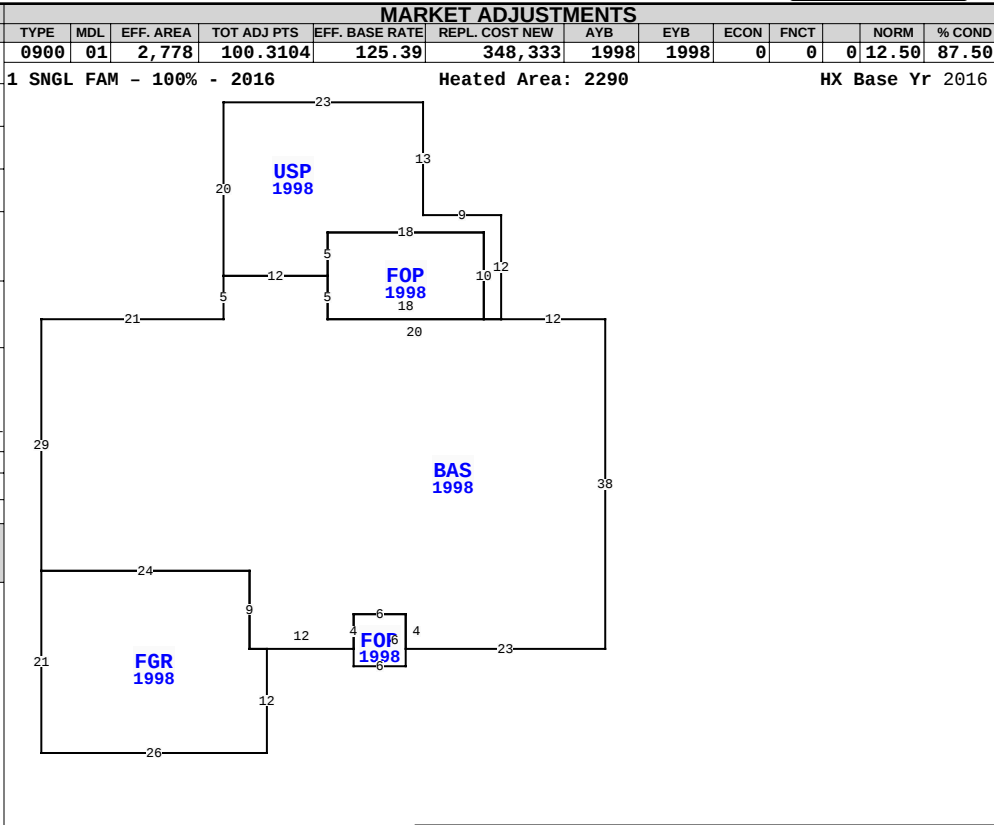
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 3036.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,290            | 100         | 2,290        | 251,250              |
| FGR       | 528              | 55          | 290          | 31,818               |
| FOP       | 36               | 30          | 11           | 1,207                |
| FOP       | 180              | 30          | 54           | 5,925                |
| USP       | 443              | 30          | 133          | 14,592               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,477 |  | 2,778 | 304,791 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |          |    |          |                |
|----------------|------------|-------------|---------|---|---|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 1,363.00 | SF | 6.50     | 6.50           |
| 2              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 136.00   | SF | 6.50     | 6.50           |
| 3              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 41.00    | SF | 6.50     | 6.50           |
| 4              | 0504       | FP-ELECTRI  | 0 100   | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0003 | RSF-1    | 0.00  | 0.00  | 1.00        |



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----------|---------|-------------|---|--------|-----------------|-------|
| 100       | 1998    | 1998        | 3 | 75     | 6,645           |       |
| 100       | 1998    | 1998        | 3 | 75     | 663             |       |
| 100       | 1998    | 1998        | 3 | 75     | 200             |       |
| 100       | 1998    | 1998        | 3 | 81     | 1,620           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 9,128       |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 8              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 304,791   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 9,128     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 350,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 663,919   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 331,439   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 332,480   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 282,480   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 663,919   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 650,573   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B9805495   | ADDITION    | 4,332   | 10/01/1998 |
| B9804878   | NEW CONSTR  | 140,000 | 04/01/1998 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1964/1925                      | 2/27/2015 | WD           | Q      | I      | 01        | 345,000       |  |
| GRANTOR: MONTGOMERY LISA P & J |           |              |        |        |           |               |  |
| GRANTEE: RANDAR JAMES RICHAR   |           |              |        |        |           |               |  |
| 1291/0059                      | 1/27/2005 | WD           | Q      | I      |           | 425,000       |  |
| GRANTOR: PURYEAR ROBERT E SR & |           |              |        |        |           |               |  |
| GRANTEE: MONTGOMERY LISA P &   |           |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1998] W12 USP=[YR=1998] N12 W9 N13 W23 S20 E12         |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1998] S5 E18 N10 W18 S5 \$ N5 E18 S10 E2 \$ W20 N5 W12 |  |  |  |  |  |  |  |  |  |
| S5 W21 S29 FGR=[YR=1998] S21 E26 N12 W2 N9 W24 \$ E24 S9 E12   |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1998] S2 E6 N6 W6 S4 \$ N4 E6 S4 E23 N38 \$ .          |  |  |  |  |  |  |  |  |  |