



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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
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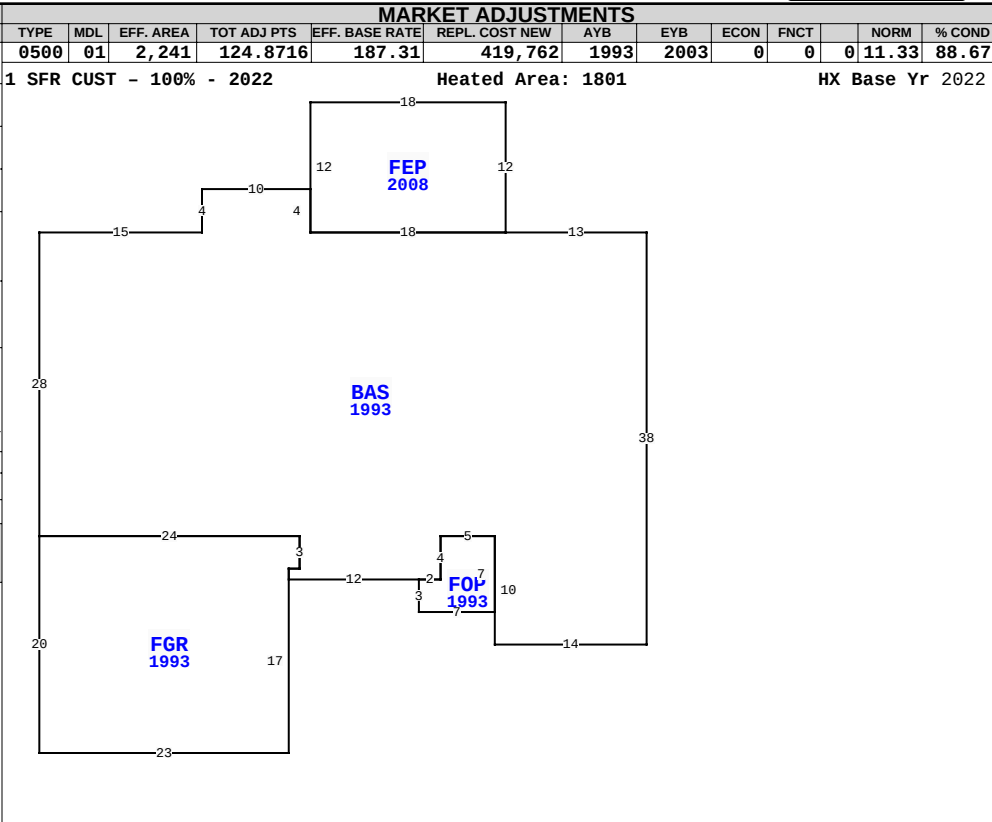
NEIGHBORHOOD/LOC	3036.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,801	100	1,801	299,124
FEP	216	80	173	28,734
FGR	463	55	255	42,352
FOP	41	30	12	1,993

TOTALS	2,521		2,241	372,203
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,079.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0810	CONCRETE A	0 100	0	0	192.00	SF	6.50	6.50
4	0910	SCRN RM L	0 100	0	0	585.00	SF	15.00	15.00
5	0810	CONCRETE A	0 100	0	0	75.00	SF	6.50	6.50
6	0861	POOL GUNIT	0 100	0	0	226.00	SF	85.00	85.00
7	0845	KOOL DECK	0 100	0	0	384.00	SF	7.25	7.25

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



1373 HARRISON POINT TRL, FERNANDINA BEACH

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,079.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0810	CONCRETE A	0 100	0	0	192.00	SF	6.50	6.50
4	0910	SCRN RM L	0 100	0	0	585.00	SF	15.00	15.00
5	0810	CONCRETE A	0 100	0	0	75.00	SF	6.50	6.50
6	0861	POOL GUNIT	0 100	0	0	226.00	SF	85.00	85.00
7	0845	KOOL DECK	0 100	0	0	384.00	SF	7.25	7.25

TOTAL OB/XF									
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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 8									
Tax Dist:									
BUILDING MARKET VALUE									
372,203									
TOTAL MARKET OB/XF VALUE									
14,085									
TOTAL LAND VALUE - MARKET									
350,000									
TOTAL MARKET VALUE									
736,288									
SOH/AGL Deduction									
206,012									
ASSESSED VALUE									
530,276									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
480,276									
TOTAL JUST VALUE									
736,288									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
720,228									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00802	XFOB	3,800	02/01/1994
B00730	SWIM POOL	8,100	01/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2494/0401	9/09/2021	WD	Q	I	01	672,500	
GRANTOR: NICKEL SHELLEY C & MA							
GRANTEE: EDLUND CRAIG M & LA							
2270/1669	4/26/2019	WD	Q	I	02	446,000	
GRANTOR: LAZENBY MICHAEL KEITH							
GRANTEE: NICKEL SHELLEY C &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W13 FEP=[YR=2008] N12 W18 S12 E18\$ W18 N4 W10 S4 W15 S28 FGR=[YR=1993] S20 E23 N17 E1 N3 W24\$ E24 S3 W1 S1 E12 FOP=[YR=1993] S3 E7 N7 W5 S4 W2\$ E2 N4 E5 S10 E14 N38\$.									