LOT 65
PLANTATION POINT PB 5/269

IRREV PITTENGER FAMILY TRUST/PITTENGER SUSAN TRUST
1381 HARRISON POINT TRL
FERNANDINA BEACH, FL 32034

2024

00-00-30-0518-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

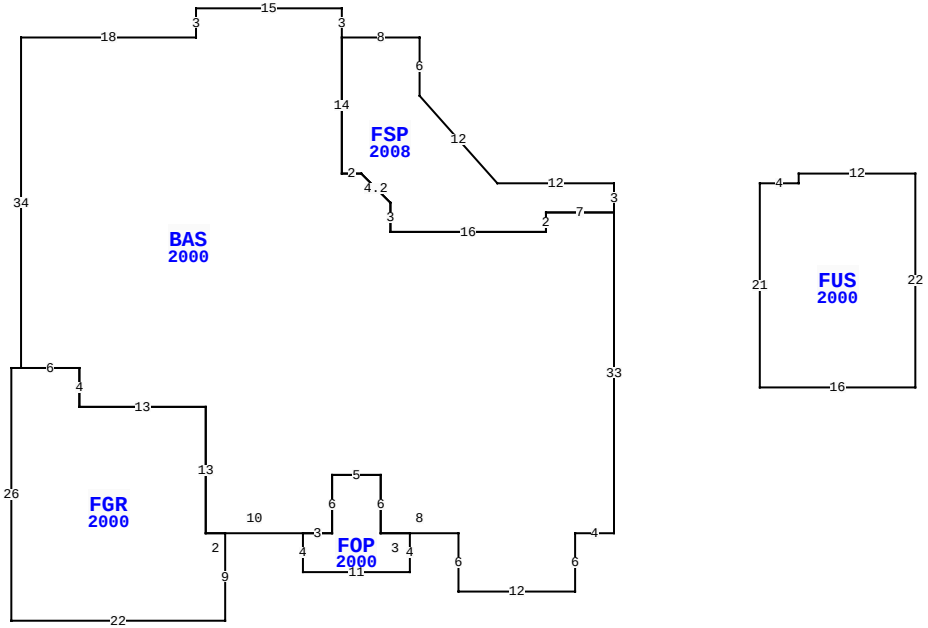
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,407	100	2,407	383,711
FGR	486	55	267	42,564
FOP	74	30	22	3,507
FSP	257	40	103	16,420
FUS	348	100	348	55,477
TOTALS	3,572		3,147	501,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,147	113.1186	169.68	533,983	2000	2010	0	0	0	6.05	93.95

1 SFR CUST – 0% - 2023 Heated Area: 2755 HX Base Yr



1381 HARRISON POINT TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	501,677
TOTAL MARKET OB/XF VALUE	8,636
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	860,313
SOH/AGL Deduction	0
ASSESSED VALUE	860,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	860,313
TOTAL JUST VALUE	860,313
NCON VALUE	26,699
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	812,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008162	RMDL BATHS	45,000	06/26/2023
B007280	NEW CONSTR	249,000	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2553/0341	4/07/2022	WD	Q	I	02	1,080,000
GRANTOR: PHILLIPS JACQUE R III						
GRANTEE: IRREVOCABLE PITTENG						
2210/0688	7/10/2018	WD	Q	I	01	455,500
GRANTOR: POLLARD MARDYTH E &						
GRANTEE: PHILLIPS JACQUE R I						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2008] W12 U9 L8 N6 W8 BAS=[YR=2000] N3 W15 S3 W18 S34 FGR=[YR=2000] W1 S26 E22 N9 W2 N13 W13 N4 W6$ E6 S4 E13 S13 E10 FOP=[YR=2000] S4 E11 N4 W3 N6 W5 S6 W3$ E3 N6 E5 S6 E8 S6 E12 N6 E4 N33 W7 S2 W16 N3 L3 U3 W2 N14$ S14 E2 D3 R3 S3 E16 N2 E7 N3$ PTR= E15 FUS=[YR=2000] E4 N1 E12 S22 W16 N21 $ W15 $.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0812	CONCRETE C	0	0	0	0	1,193.00	SF	4.00	4.00	100	2000	2000	3	79	3,770	
3	0810	CONCRETE A	0	0	0	0	146.00	SF	6.50	6.50	100	2000	2000	3	79	750	
4	0810	CONCRETE A	0	0	0	0	208.00	SF	6.50	6.50	100	2006	2006	3	87	1,176	

LAND DESCRIPTION

TOTAL OB/XF 8,636

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0	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 03/01/2024 BY TWA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS