

LOT 70 & FRACT LOT 69
IN OR 747 PG 1575
PLANTATION POINT PB 5/269

GAGNE THOMAS ANTHONY & GLORIA
1395 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2024

00-00-30-0518-0070-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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

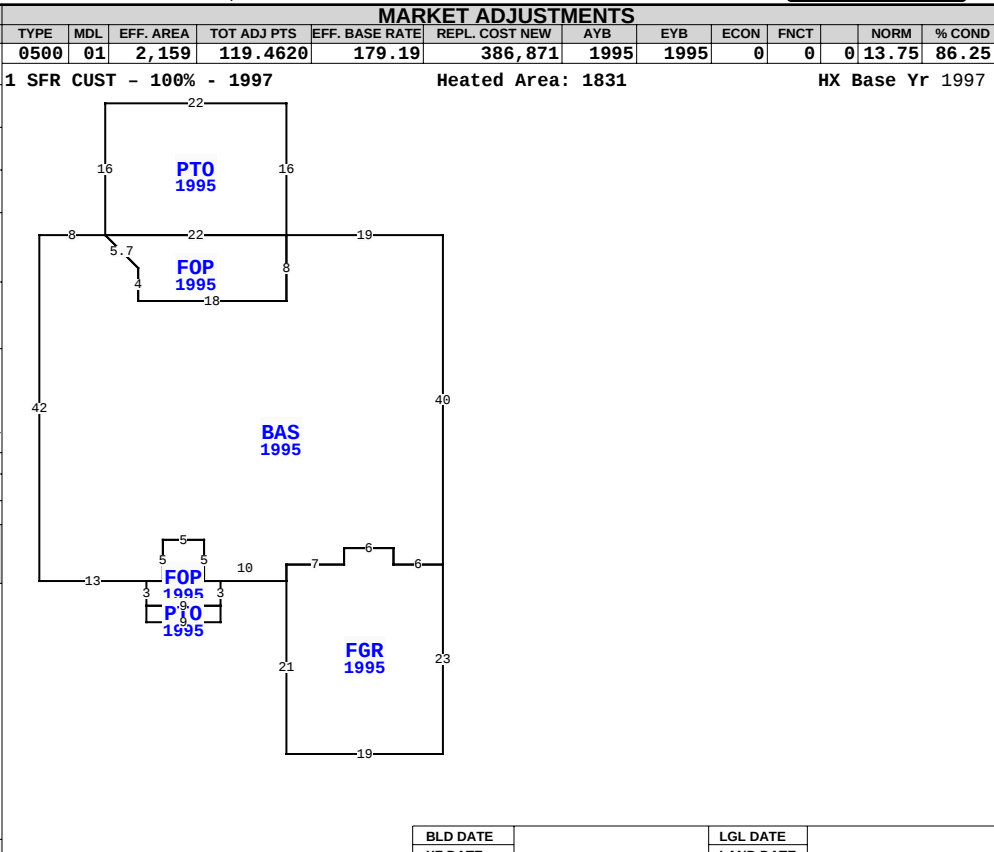
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3036.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,831	100	1,831	282,984
FGR	449	55	247	38,174
FOP	52	30	16	2,473
FOP	152	30	46	7,110
PTO	18	5	1	154
PTO	352	5	18	2,782

TOTALS	2,854		2,159	333,676
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995
2	0812	CONCRETE C	0 100	0	0	1,074.00	SF	4.00	4.00	100	1995
3	0810	CONCRETE A	0 100	0	0	12.00	SF	6.50	6.50	100	1995
4	0810	CONCRETE A	0 100	0	0	240.00	SF	6.50	6.50	100	2008
5	0910	SCRN RM L	0 100	22	16	352.00	SF	15.00	15.00	100	1996

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



TOTAL OB/XF											
1395 HARRISON POINT TRL, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		333,676	
TOTAL MARKET OB/XF VALUE		8,201	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		691,877	
SOH/AGL Deduction		500,498	
ASSESSED VALUE		191,379	
TOTAL EXEMPTION VALUE		HX HB VX VP 123,190	
BASE TAXABLE VALUE		68,189	
TOTAL JUST VALUE		691,877	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		677,204	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21869	REMODEL	6,800	09/01/2008
B9502208	NEW CONSTR	120,000	09/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0749/1040	1/24/1996	WD U	V		19
GRANTOR: PLANTATION POINT JOIN					
GRANTEE: ATLANTIC BUILDERS I					
0747/1575	1/04/1996	WD Q	I		
GRANTOR: ATLANTIC BUILDERS INC					
GRANTEE: GAGNE THOMAS A & GL					

BUILDING NOTES											
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BUILDING DIMENSIONS

BAS=[YR=1995] W19 PTO=[YR=1995] N16 W22 S16 E22 \$

FOP=[YR=1995] W22 D4 R4 S4 E18 N8\$ S8 W18 N4 L4 U4 W8 S42

E13 FOP=[YR=1995] S3 PTO=[YR=1995] S2 E9 N2 W9 \$ E9 N3 W2 N5

W5 S5 W2 \$ E2 N5 E5 S5 E10 FGR=[YR=1995] S21 E19 N23 W6 N2

W6 S2 W7 S2 \$ N2 E7 N2 E6 S2 E6 N40 \$.