



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	164,258
FGR	420	55	231	27,102
FOP	32	30	10	1,174
TOTALS	1,852		1,641	192,534

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	901.00	SF	5.20
3	1242	WD DECK A	0	0	44	16	704.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,641	111.4860	139.36	228,690	1992	1992	0	0
1 SNGL FAM - 0% - 2023									
Heated Area: 1400									
HX Base Yr									

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
1421 HARBOR PT, FERNANDINA BEACH					

TOTAL OB/XF									
6,927									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		192,534	
TOTAL MARKET OB/XF VALUE		6,927	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		449,461	
SOH/AGL Deduction		0	
ASSESSED VALUE		449,461	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		449,461	
TOTAL JUST VALUE		449,461	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		440,603	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7706	NEW CONSTR	62,783	12/05/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2546/1604	3/14/2022	QC	U	I	11	80,000	
GRANTOR: WHITE SARA F							
GRANTEE: RAO RAJENDER							
2444/1859	3/15/2021	WD	Q	I	02	393,000	
GRANTOR: HOHENSHHELL CALVIN J							
GRANTEE: RAO RAJENDER & SARA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W23 S1 W16 U2 L2 W4 D2 L2 W20 S6									
FGR=[YR=1993] S21 E20 N21 W20\$ E20 S17 E10 FOP=[YR=1993] S4									
E8 N4 W8\$ E8 S8 E25 N17 E4 N15\$.									