LOT 107
MARSH LAKES PB 5/159-167

PHILLIPS NICOLE
1381 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0107-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

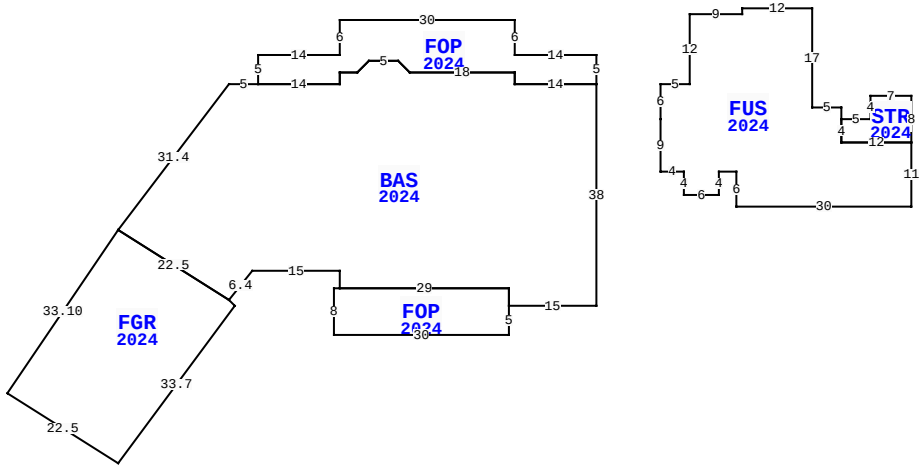
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,629	100	2,629	405,339
FGR	784	55	431	66,452
FOP	240	30	72	11,101
FOP	396	30	119	18,347
FUS	973	100	973	150,017
STR	76	10	8	1,233
TOTALS	5,098		4,232	652,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,232	102.7840	154.18	652,490	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 3602 HX Base Yr 2024



98064 PINTAIL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		652,490
TOTAL MARKET OB/XF VALUE		22,926
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		900,416
SOH/AGL Deduction		152,823
ASSESSED VALUE		747,593
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		697,593
TOTAL JUST VALUE		900,416
NCON VALUE		675,416
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018045	NEW CONSTR	701,828	12/08/2022
220009376		701,828	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2550/1273	3/24/2022	WD	Q	V	01	250,000
GRANTOR: BALSAMO ANTHONY G JR						
GRANTEE: PHILLIPS JACQUE III						
0955/0629	10/24/2000	WD	Q	V		73,000
GRANTOR: LANDRUM VIRGINIA M AR						
GRANTEE: BALSAMO ANTHONY G J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,10] W14 N2 W18 U2L2 W5 D2L2 W3 S2 W14 W5 D25L19 D12R19 U5R4 E15 S3 E29 S3 E15 N38 $
FUS=[YR=2024;ORIG=151,10] E5 N12 E9 N1 E12 S17 E5 S2 S4 E12 S11 W30 N6 W3 S4 W6 N4 W4 N9 N6 $
FGR=[YR=2024;ORIG=58,35] D12R19 D1R1 D27L20 U12L19 U28R19 $
FOP=[YR=2024;ORIG=82,5] E14 N6 E30 S6 E14 S5 W14 N2 W18 U2L2 W5 D2L2 W3 S2 W14 N5 $
FOP=[YR=2024;ORIG=95,45] E1 E29 S3 S5 W30 N8 $
STR=[YR=2024;ORIG=182,16] E5 N4 E7 S8 W12 N4 $
.

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	0812	CONCRETE C	0	100	0	0	2,104.00	SF	4.00	4.00	100	2024	2023		100	8,416	
2	0855	CONC PAVER	0	100	0	0	303.00	SF	10.00	10.00	100	2024	2023		100	3,030	
3	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
4	0300	BOAT DCK W	0	100	0	0	162.00	SF	40.00	40.00	100	2024	2023		100	6,480	

LAND DESCRIPTION

TOTAL OB/XF 22,926

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 01/08/2024 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS