LOT 2 IN OR 1156/1847
PLANTATION POINT PB 5/269

DINH TRANG THU
1396 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

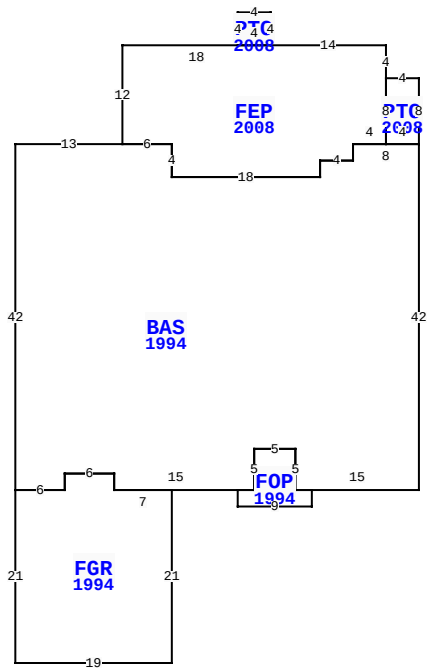
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,941	100	1994	1,941	305,370
FEP	464	80	2008	371	58,368
FGR	411	55	1994	226	35,556
FOP	43	30	1994	13	2,045
PTO	16	5	2008	1	158
PTO	32	5	2008	2	314
TOTALS	2,907			2,554	401,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,554	116.9136	184.72	471,775	1994	1994	0	0	0	14.83	85.17

1 SFR CUST – 100% - 2004 Heated Area: 1941 HX Base Yr 2004



1396 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		401,811
TOTAL MARKET OB/XF VALUE		5,510
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		757,321
SOH/AGL Deduction		456,735
ASSESSED VALUE		300,586
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,864
TOTAL JUST VALUE		757,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		739,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401265	NEW CONSTR	127,835	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1156/1847	7/28/2003	QC	Q	I	01	100
GRANTOR: DINH TIN NGOC						
GRANTEE: DINH TRANG THU						
0720/1145	12/22/1994	WD	Q	I		129,400
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: DINH TIN N & TRANG						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W4 FEP=[YR=2008] N4 W14 PTO=[YR=2008] N4 W4 S4 E4$ W18 S12 BAS=[YR=1994] W13 S42 FGR=[YR=1994] S21 E19 N21 W7 N2 W6 S2 W6$ E6 N2 E6 S2 E15 FOP=[YR=1994] S2 E9 N2 W2 N5 W5 S5 W2$ E2 N5 E5 S5 E15 N42 W8 S2 W4 S2 W18 N4 W6$ E6 S4 E18 N2 E4 N2 E4 N8$ S8 E4 N8$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	1,106.00	SF	4.00	4.00	100	1994	1994	3	66	2,920	

LAND DESCRIPTION

TOTAL OB/XF 5,510

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	RES	100	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS