LOT 3
IN OR 2221/1484
PLANTATION POINT PB 5/269

BRAND JAELA
1392 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0003-0000

BUILDING CHARACTERISTICS

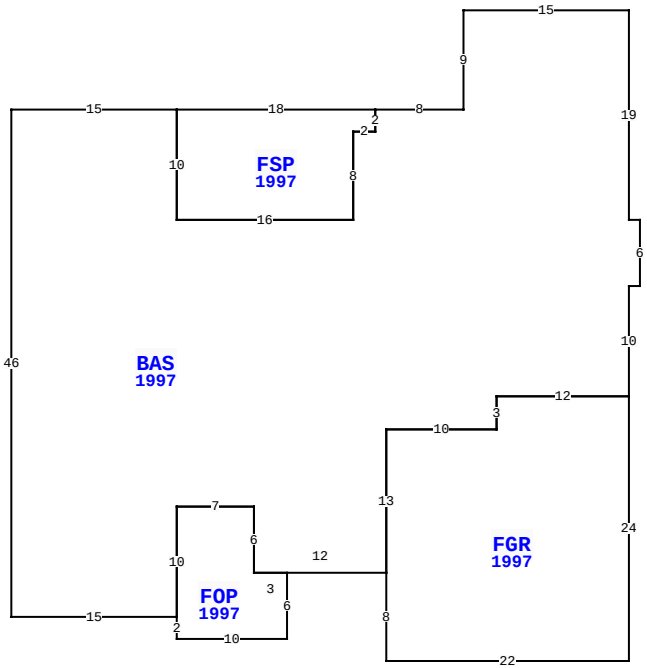
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,025	100	1997	2,025	336,855
FGR	498	55	1997	274	45,579
FOP	102	30	1997	31	5,157
FSP	164	40	1997	66	10,979
TOTALS	2,789			2,396	398,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,396	121.7160	192.31	460,775	1997	1997	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2020 Heated Area: 2025 HX Base Yr 2020



1392 HARRISON POINT TRL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		398,570
TOTAL MARKET OB/XF VALUE		6,128
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		754,698
SOH/AGL Deduction		376,724
ASSESSED VALUE		377,974
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		327,252
TOTAL JUST VALUE		754,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		736,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013438	ENCL PORCH	25,000	12/04/2024
B9703862	NEW CONSTR	77,922	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2221/1484	9/06/2018	WD	U	I	11	100
GRANTOR: BRAND STEPHEN J & JAE						
GRANTEE: BRAND JAELA						
2159/0645	11/17/2017	WD	Q	I	01	341,000
GRANTOR: FLETCHER MORGAN GIBSO						
GRANTEE: BRAND STEPHEN J & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 S9 W8 FSP=[YR=1997] W18 S10 E16 N8 E2 N2$ S2 W2 S8 W16 N10 W15 S46 E15 FOP=[YR=1997] S2 E10 N6 W3 N6 W7 S10$ N10 E7 S6 E12 FGR=[YR=1997] S8 E22 N24 W12 S3 W10 S13$ N13 E10 N3 E12 N10 E1 N6 W1 N19$.

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	1997	1997	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	807.00	SF	5.20	5.20	100	1997	1997	3	72	3,021	
3	0810	CONCRETE A	0	100	0	0	73.00	SF	6.50	6.50	100	1997	1997	3	72	342	

LAND DESCRIPTION

TOTAL OB/XF 6,128

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