LOT 5
PLANTATION POINT PB 5/269

ALZNAUER GEORGE & CHRISTINE L/E/
1386 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0005-0000

BUILDING CHARACTERISTICS

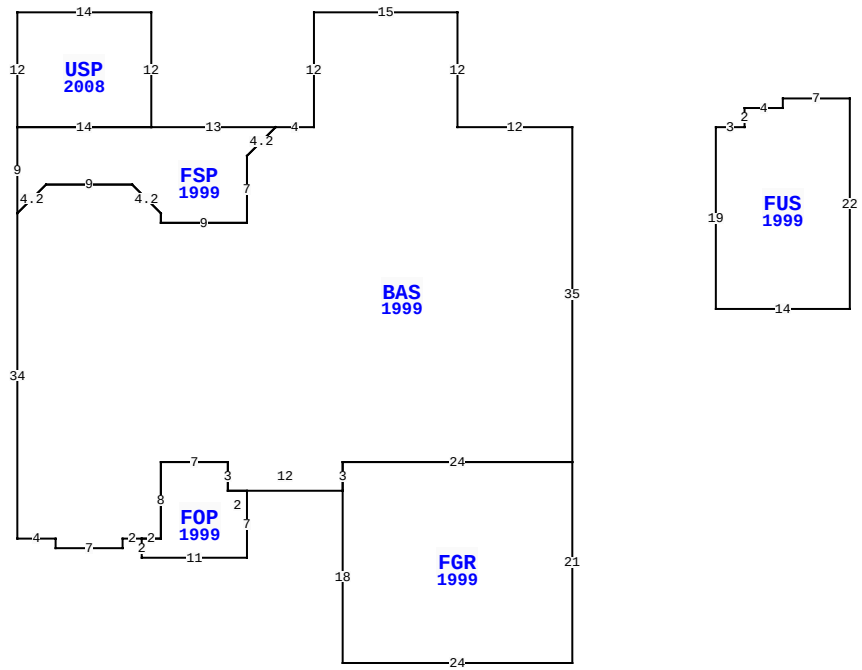
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,180	100	1999	2,180	368,287
FGR	504	55	1999	277	46,796
FOP	88	30	1999	26	4,392
FSP	194	40	1999	78	13,177
FUS	295	100	1999	295	49,837
USP	168	30	2008	50	8,447
TOTALS	3,429			2,906	490,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,906	118.8019	187.71	545,485	1999	2004	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2000 Heated Area: 2475 HX Base Yr 2000



1386 HARRISON POINT TRL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		490,936
TOTAL MARKET OB/XF VALUE		13,700
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		854,636
SOH/AGL Deduction		548,868
ASSESSED VALUE		305,768
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		255,046
TOTAL JUST VALUE		854,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		832,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218587	REPAIR/RRF	15,900	08/01/2021
B23396	REMODEL	12,000	03/01/2010
B9805318	NEW CONSTR	124,543	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2257/0330	2/25/2019	WD	U	I	11	100
GRANTOR: ALZNAUER GEORGE M & C						
GRANTEE: ALZNAUER JASON S &						
0843/1529	8/05/1998	WD	U	V		52,500
GRANTOR: DONNA LYNNE CUSTOM HO						
GRANTEE: ALZNAUER GEORGE M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 N12 W15 S12 W4 FSP=[YR=1999] W13
USP=[YR=2008] N12 W14 S12 E14$ W14 S9 R3 U3 E9 R3 D3 S1
E9 N7 R3 U3 $ D3 L3 S7 W9 N1 U3 L3 W9 L3 D3 S34 E4 S1
E7 N1 E2 FOP=[YR=1999] S2 E11 N7 W2 N3 W7 S8 W2$ E2 N8 E7 S3
E12 FGR=[YR=1999] S18 E24 N21 W24 S3$ N3 E24 N35$ PTR= E15
FUS=[YR=1999] E3 N2 E4 N1 E7 S22 W14 N19 $ W15 $.

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	0855	CONC PAVER	0	100	0	0	1,116.00	SF	10.00	10.00	100	2006	2006	3	86	9,598	
2	0855	CONC PAVER	0	100	0	0	273.00	SF	10.00	10.00	100	2006	2006	3	86	2,348	
3	0855	CONC PAVER	0	100	0	0	204.00	SF	10.00	10.00	100	2006	2006	3	86	1,754	

LAND DESCRIPTION

TOTAL OB/XF 13,700

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 11/23/2021 BY RKA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS