

LOT 6
IN OR 1510/1756
PLANTATION POINT PB 5/269

ANDERSON BARBARA T
1382 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 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
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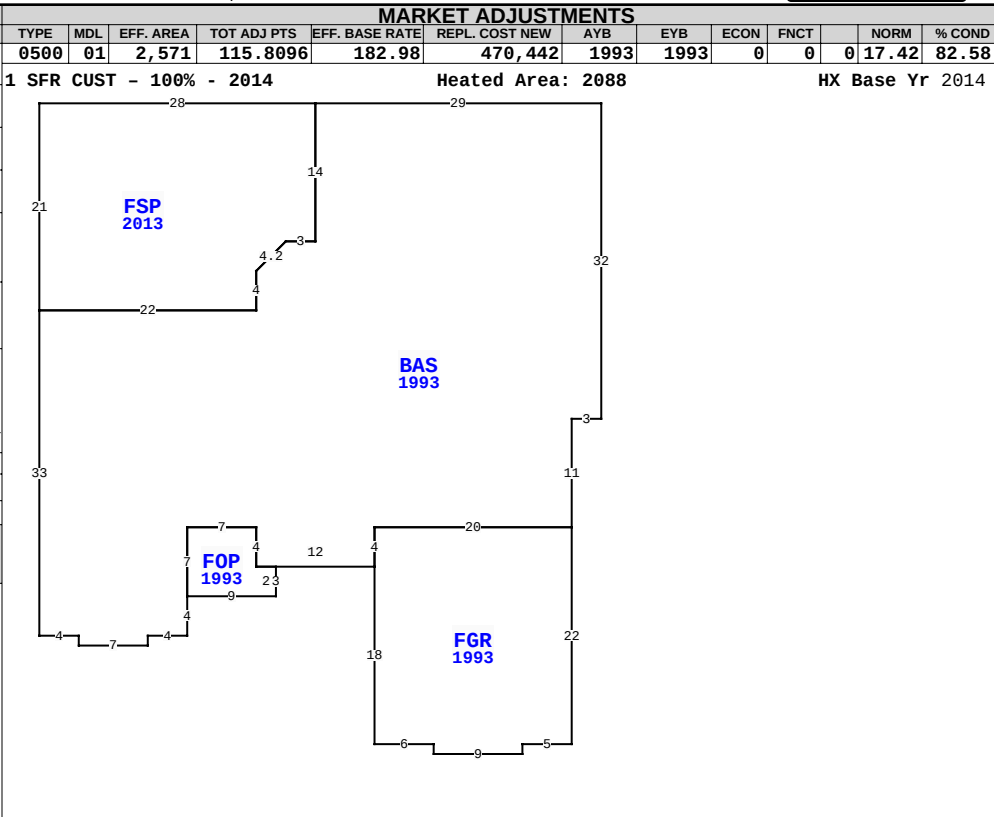
NEIGHBORHOOD/LOC	3036.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100	1993	2,088	315,507
FGR	449	55	1993	247	37,323
FOP	55	30	1993	16	2,418
FSP	551	40	2013	220	33,243

TOTALS	3,143			2,571	388,491
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,133.00	SF	4.00
3	0810	CONCRETE A	0	100	0	0	176.00	SF	6.50
4	0819	CONC 12"	0	100	10	10	100.00	SF	9.50
5	0810	CONCRETE A	0	100	0	0	246.00	SF	6.50
6	0810	CONCRETE A	0	100	66	3	198.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00



1382 HARRISON POINT TRL, FERNANDINA BEACH

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

TOTAL OB/XF										9,720		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
3	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00	350,000.00	3

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 8									
Tax Dist:									
BUILDING MARKET VALUE									
388,491									
TOTAL MARKET OB/XF VALUE									
9,720									
TOTAL LAND VALUE - MARKET									
350,000									
TOTAL MARKET VALUE									
748,211									
SOH/AGL Deduction									
414,683									
ASSESSED VALUE									
333,528									
TOTAL EXEMPTION VALUE									
HX HB WX									
55,722									
BASE TAXABLE VALUE									
277,806									
TOTAL JUST VALUE									
748,211									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
730,269									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327161	REMODEL	7,500	05/01/2013
B1327055	WLK/DECK	1,000	04/01/2013
B9401167	ADDITION	2,321	07/01/1994
8784	NEW CONSTR	83,389	03/23/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1510/1756	7/09/2007	WD	Q	I		380,000	
GRANTOR: RASBEARY TIMOTHY W &							
GRANTEE: ANDERSON GARY R & B							
0795/0547	6/03/1997	WD	Q	I		170,000	
GRANTOR: RICE BARRY D & SUSAN							
GRANTEE: RASBEARY TIMOTHY W							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W29 FSP=[YR=2013] W28 S21 E22 N4 R3 U3 E3 N14 \$ S14 W3 D3 L3 S4 W22 S33 E4 S1 E7 N1 E4 N4 FOP=[YR=1993] E9 N3 W2 N4 W7 S7 \$ N7 E7 S4 E12 FGR=[YR=1993] S18 E6 S1 E9 N1 E5 N22W20 S4 \$ N4 E20 N11 E3 N32 \$.									