LOT 9 & LOT 10 (EX S-1 OF 10)
IN OR 815/680 & OR 816/145
PLANTATION POINT PB 5/269

GRETHE E JAMES & VICTORIA H
1372 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

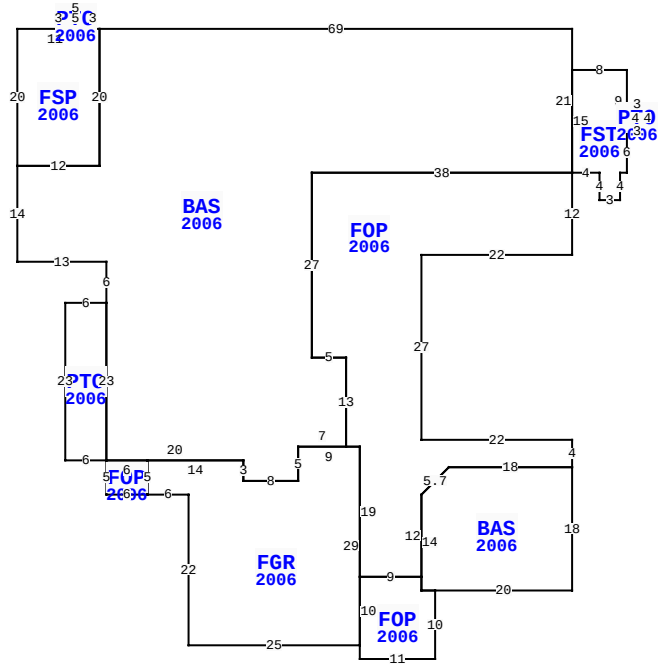
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3036.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	388	100	2006	388	66,280
BAS	2,975	100	2006	2,975	508,205
FGR	699	55	2006	384	65,596
FOP	30	30	2006	9	1,537
FOP	128	30	2006	38	6,491
FOP	1,106	30	2006	332	56,714
FSP	240	40	2006	96	16,399
FST	132	55	2006	73	12,471
PTO	12	5	2006	1	171
PTO	15	5	2006	1	171
TOTALS	5,863			4,304	735,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,304	118.8088	187.72	807,947	2006	2006	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2007 Heated Area: 3363 HX Base Yr 2007



** This building has 11 Sub-Areas

1372 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		735,232
TOTAL MARKET OB/XF VALUE		33,197
TOTAL LAND VALUE - MARKET		825,000
TOTAL MARKET VALUE		1,593,429
SOH/AGL Deduction		980,640
ASSESSED VALUE		612,789
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		562,067
TOTAL JUST VALUE		1,593,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,562,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617998	XFOB	0	10/31/2006
B17693	SWIM POOL	25,000	05/01/2006
M09359	MECH OTHER	0	03/01/2005
C0413458	CO ISSUED	500,000	08/01/2004
B0413458	NEW CONSTR	500,000	08/01/2004
R046550	REPAIR/RRF	30,000	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0815/0680	12/03/1997	WD	Q	V		57,000
GRANTOR: J C KIMBERLY CO						
GRANTEE: GRETHE E JAMES & VI						
0777/1773	11/26/1996	WD	Q	V		35,200
GRANTOR: PLANTATION POINT JOIN						
GRANTEE: J C KIMBERLY COMPAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W69 FSP=[YR=2006] W1 PTO=[YR=2006] N3 W5 S3 E5$ W11 S20 E12 N20$ S20 W12 S14 E13 S6 PTO=[YR=2006] W6 S23 E6 FOP=[YR=2006] S5 E6 FGR=[YR=2006] E6 S22 E25 FOP=[YR=2006] S2 E11 N10 BAS=[YR=2006] E20 N18 FOP=[YR=2006] N4 W22 N27 E22 N12 W38 S27 E5 S13 E2 S19 E9 N12 U4 R4 E18$ W18 D4 L4 S14 E2 $ W2 N2 W9 S10$ N29 W9 S5 W8 N3 W14 S5$ N5 W6$N23$S23 E20 S3 E8 N5 E7 N13 W5 N27 E38 FST=[YR=2006] E4 S4 E3 N4 E1 N6 PTO=[YR=2006] E3 N4 W3 S4$ N9 W8S15 $ N21$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	24	1,200	
3	0812	CONCRETE C	0	100	0	0	1,341.00	SF	4.00	4.00	100	2006	2006	3	86	4,613	
4	0845	KOOL DECK	0	100	0	0	600.00	SF	7.25	7.25	100	2006	2006	3	86	3,741	
5	0866	POOL FIBER	0	100	0	0	220.00	SF	72.00	72.00	100	2006	2006	3	24	3,802	
6	0830	FLAGSTONE	0	100	5	5	25.00	SF	12.00	12.00	100	2006	2006	3	86	258	
7	1126	CB/STC 8"	0	100	0	0	679.00	SF	8.00	8.00	100	2006	2006	3	86	4,672	
8	0835	QUARY TILE	0	100	0	0	157.00	SF	10.00	10.00	100	2006	2006	3	86	1,350	
9	0462	ST/AL FNC	0	100	0	0	136.00	SF	10.00	10.00	100	2006	2006	3	40	544	
10	1125	CB/STC 6"	0	100	15	4	60.00	SF	7.35	7.35	100	2006	2006	3	86	379	

TOTAL OB/XF 22,339

LAND DESCRIPTION

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	000116	C	RES MARSH	100	0003	RSF-1	0.00	0.00	2.00	UT		1.00	1.00	0.83	500,000.00	412,500.00	825,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 825,000 Market: 0 Agricultural: 0 Common: 825,000 PRINTED 07/30/2025 BY SYS

LOT 9 & LOT 10 (EX S-1 OF 10)
IN OR 815/680 & OR 816/145
PLANTATION POINT PB 5/269

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2025

00-00-30-0518-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0920	CWALL-WD/M	0	100	0	0	116.00	LF	390.00	390.00	100	2006	2006	3	24	10,858	

LAND DESCRIPTION

TOTAL OB/XF 10,858

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 825,000 Market: 0 Agricultural: 0 Common: 825,000 PRINTED 07/30/2025 BY SYS