



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

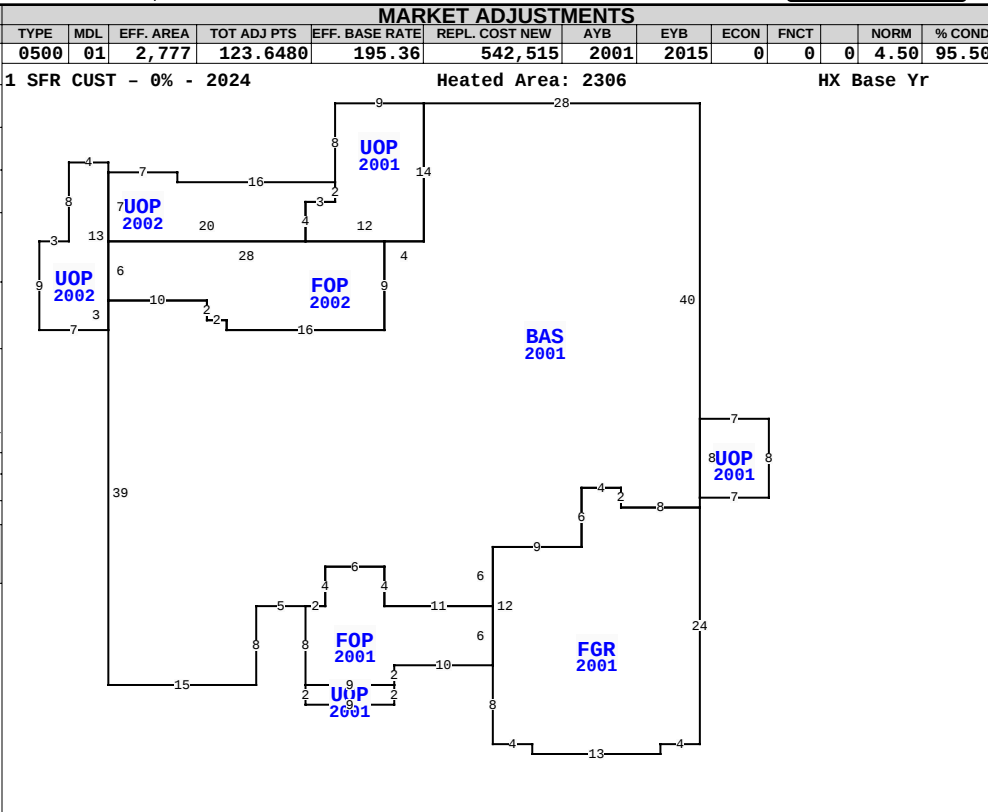
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3036.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,306	100	2001	2,306	430,228
FGR	489	55	2001	269	50,187
FOP	156	30	2001	47	8,769
FOP	220	30	2002	66	12,314
UOP	18	20	2001	4	746
UOP	56	20	2001	11	2,052
UOP	138	20	2001	28	5,224
UOP	95	20	2002	19	3,545
UOP	133	20	2002	27	5,038

TOTALS	3,611			2,777	518,102
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	2,038.00	SF	4.00	4.00
2	0810	CONCRETE A	0	0	9	45.00	SF	6.50	6.50
3	0861	POOL GUNIT	0	0	0	177.00	SF	85.00	85.00
4	0910	SCRN RM L	0	0	31	403.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	0	0003	RSF-1	0.00	0.00	1.00



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

1260 HARRISON POINT TRL, FERNANDINA BEACH

TOTAL OB/XF									
11,942									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		518,102	
TOTAL MARKET OB/XF VALUE		11,942	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,030,044	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,030,044	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,030,044	
TOTAL JUST VALUE		1,030,044	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,006,776	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209434	ADDITION	2,990	02/01/2002
M015130	H/AC	0	06/01/2001
P014613	NEW CONSTR	0	04/01/2001
E017829	NEW CONSTR	4,000	03/01/2001
B0108028	NEW CONSTR	165,000	02/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2628/750	3/31/2023	WD	Q	I	01
GRANTOR: KABATH BRUCE & MARIA					
GRANTEE: SMITH RANDAL M & DO					
2147/0963	9/22/2017	WD	Q	I	01
GRANTOR: SAMSEL GENE L JR					
GRANTEE: KABATH BRUCE & MARI					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2001] W28 UOP=[YR=2001] W9 S8 UOP=[YR=2002] W16 N1 W7 UOP=[YR=2002] N1 W4 S8 W3 S9 E7 N3 FOP=[YR=2002] E10 S2 E2 S1 E16 N9 W28 S6 \$ N13 \$ S7 E20 N4 E3 N2 \$ S2 W3 S4 E12 N14 \$ S14 W4 S9 W16 N1 W2 N2 W10 S39E15 N8 E5 FOP=[YR=2001] S 8 UOP=[YR=2001] S2 E9 N2 W9 \$ E9 N2 E10 FGR=[YR=2001] S8 E4 S1 E13 N1 E4 N24 W8 N2 W4 S6 W9 S12 \$ N6 W11 N4 W6 S4 W2 \$ E2 N4 E6 S4 E11 N6 E9 N6 E4 S2 E8 N1 UOP=[YR=2001] E7 N8 W7 S8 \$ N40 \$.									