LOT 14
IN OR 1839/1788
PLANTATION POINT PB 5/269

REIDY ANDREW M & COURTNEY S
1252 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0014-0000

BUILDING CHARACTERISTICS

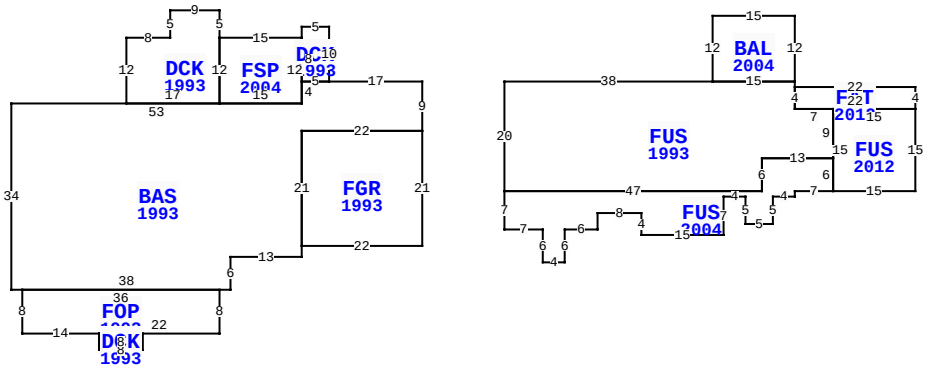
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD 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
BAL	180	15	2004	27	4,369
BAS	1,922	100	1993	1,922	311,007
DCK	24	10	1993	2	324
DCK	50	10	1993	5	809
DCK	249	10	1993	25	4,045
FAT	88	20	2012	18	2,913
FGR	462	55	1993	254	41,101
FOP	288	30	1993	86	13,916
FSP	180	40	2004	72	11,650
FUS	1,087	100	1993	1,087	175,893
TOTALS	5,166			4,134	668,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,134	116.3800	183.88	760,160	1990	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2014 Heated Area: 3663 HX Base Yr 2014



** This building has 12 Sub-Areas

1252 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		668,941
TOTAL MARKET OB/XF VALUE		8,829
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,177,770
SOH/AGL Deduction		402,228
ASSESSED VALUE		775,542
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		724,820
TOTAL JUST VALUE		1,177,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,147,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R034813	REPAIR/RRF	8,000	02/01/2003
B0310605	ADDITION	70,000	01/03/2003
6345	NEW CONSTR	101,637	03/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1839/1788	1/28/2013	WD	Q	I	02	757,000
GRANTOR: SCHMITT RICHARD G & R						
GRANTEE: REIDY ANDREW M & CO						
1387/0772	2/07/2006	WD	Q	I		880,000
GRANTOR: CUSHMAN SUE BRITT TRU						
GRANTEE: SCHMITT RICHARD G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 DCK=[YR=1993] N10 W5 S2 FSP=[YR=2004] W15 DCK=[YR=1993] N5 W9 S5 W8 S12 E17 N12$ S12 E15 N12$ S8 E5$ W5 S4 W53 S34 E2 FOP=[YR=1993] S8 E14 DCK=[YR=1993] S3 E8 N3 W8$ E22 N8 W36$ E38 N6 E13 N2 FGR=[YR=1993] E22 N21 W22 S21$ N21 E22 N9$ PTR=E15 FUS=[YR=1993] E38 BAL=[YR=2004] N12 E15 S12 W15$ E15 S1 FAT=[YR=2012] E22 S4 FUS=[YR=2012] S15 W15 FUS=[YR=2004] W7 S1 W4 S5 W5 N5 W4 S7 W15 N4 W8 S3 W6 S6 W4 N6 W7 N7 E47 N6 E13 S6$ N15 E15$ W22 N4$ S4 E7 S9 W13 S6 W47 N20$ 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	
2	0812	CONCRETE C	0	100	0	0	1,783.00	SF	4.00	4.00	100	1990	1990	3	57	4,065	
3	0855	CONC PAVER	0	100	0	0	420.00	SF	10.00	10.00	100	2003	2003	3	82	3,444	

LAND DESCRIPTION

TOTAL OB/XF 8,829

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	1.00	UT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS