LOT 15
IN OR 2054/439
PLANTATION POINT PB 5/269

HASLIP GARY M & ROSA E
1248 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

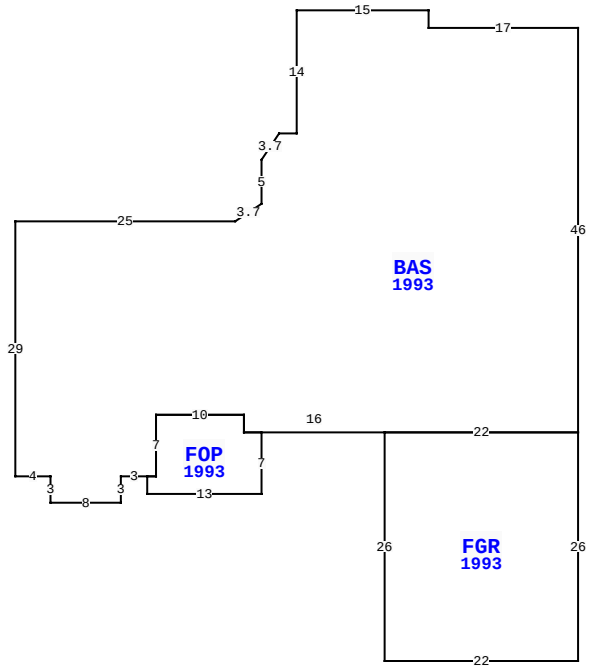
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,394	100	1993	2,394	392,622
FGR	572	55	1993	315	51,661
FOP	106	30	1993	32	5,248
TOTALS	3,072			2,741	449,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,741	124.3104	196.41	538,360	1991	1991	0	0	0	16.50	83.50

1 SFR CUST – 100% - 2017 Heated Area: 2394 HX Base Yr 2017



1248 HARRISON POINT TRL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		449,531
TOTAL MARKET OB/XF VALUE		17,963
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		967,494
SOH/AGL Deduction		489,268
ASSESSED VALUE		478,226
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		427,504
TOTAL JUST VALUE		967,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		947,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226504	STUCCO	17,000	10/01/2012
R1213181	ROOF	13,000	10/01/2012
8084	ADDITION	3,400	05/13/1992
7590	SWIM POOL	7,700	10/09/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2054/0439	6/17/2016	WD	Q	I	01	672,000
GRANTOR: SWEAT CHARLES J & GLA						
GRANTEE: HASLIP GARY M & ROS						
1215/0751	3/15/2004	WD	Q	I	01	100
GRANTOR: SWEAT CHARLES J & GLA						
GRANTEE: SWEAT CHARLES & GLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 N2 W15 S14 W2 L2 D3 S5 L3 D2 W25 S29 E4 S3 E8 N3 E3 FOP=[YR=1993] S2 E13 N7 W2 N2 W10 S7 W1$ E1 N7 E10 S2 E16 FGR=[YR=1993] S26 E22 N26 W22$ E22 N46$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0812	CONCRETE C	0	100	0	0	1,119.00	SF	4.00	4.00	100	1991	1991	3	59.5	2,663	
3	0861	POOL GUNIT	0	100	0	0	252.00	SF	85.00	85.00	100	1991	1991	3	20	4,284	
4	0845	KOOL DECK	0	100	0	0	588.00	SF	7.25	7.25	100	1991	1991	3	59.5	2,536	
5	0910	SCRN RM L	0	100	0	0	796.00	SF	15.00	15.00	100	1992	1992	3	20	2,388	
6	0810	CONCRETE A	0	100	0	0	330.00	SF	6.50	6.50	100	1994	1994	3	66	1,416	
7	1242	WD DECK A	0	100	0	0	1,148.00	SF	10.00	10.00	100	2000	2000	3	20	2,296	

LAND DESCRIPTION

TOTAL OB/XF 17,963

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