

MILLAR MATTHEW T & TARLA T
1232 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

00-00-30-0518-0019-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	16	WD FR STUC 100								0500	01	3,370	114.2640	180.54	608,420	1992	1997	0	0	0	13.50	86.50	VALUATION BY								
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 100% - 2013														Heated Area: 2797							
Roof Cover	03	COMP SHNGL 100																						HX Base Yr 2013							
Interior Wall	05	DRYWALL 100																						Tax Group: 8							
Interior Floo	12	HARDWOOD 60																						Tax Dist:							
Interior Floo	14	CARPET 40																						BUILDING MARKET VALUE							
Air Condition	03	CENTRAL 100																						TOTAL MARKET OB/XF VALUE							
Heating Type	04	AIR DUCTED 100																						TOTAL LAND VALUE - MARKET							
Bedrooms		3 100																						TOTAL MARKET VALUE							
Bathrooms		2 100																						SOH/AGL Deduction							
Frame	02	WOOD FRAME 100																						ASSESSED VALUE							
Stories	1.	1. 100																						TOTAL EXEMPTION VALUE							
Units	0	0 100																						BASE TAXABLE VALUE							
Occupancy	00	NONE 100																						TOTAL JUST VALUE							
																								NCON VALUE							
																								INCOME VALUE							
																								PREVIOUS YEAR MKT VALUE							
Quality	06	Quality Level 06																						PERMIT NUM							
DOR CODE	0100	SINGLE FAMILY																						DESCRIPTION							
MAP NUM		MKT AREA																						AMT							
NEIGHBORHOOD/LOC	3036.00																							ISSUED							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															P1417339											
BAS	2,275	100	1993	2,275	355,281															REMODEL											
BAS	522	100	2014	522	81,519															0											
FGR	566	55	1993	311	48,568															B1428430											
FOP	217	30	1993	65	10,151															ADDITION											
FSP	190	40	2014	76	11,869															75,990											
FST	15	55	1993	8	1,249															04367											
STP	18	10	2014	2	312															H/AC											
STP	18	10	2014	2	312															3,000											
UOP	544	20	2014	109	17,022															4761											
TOTALS	4,365			3,370	526,283															NEW CONSTR											
EXTRA FEATURES										2232 HARRISON POINT TRL, FERNANDINA BEACH										NEW CONSTR											
L N	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	0812	CONCRETE C	0	100	0	0			4.00	100	1992	1992	3	62	3,646																
2	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	1992	1992	3	70	2,450																
3	0300	BOAT DCK W	0	100	22	4			40.00	100	1993	1993	3	20	704																
4	0300	BOAT DCK W	0	100	10	12			40.00	100	1993	1993	3	20	960																
5	0300	BOAT DCK W	0	100	4	5			40.00	100	2010	2010	3	56	448																
6	0303	FLT DOCK W	0	100	8	16			26.00	100	2010	2010	3	56	1,864																
7	0311	WD GANG WY	0	100	0	0			33.75	100	2010	2010	3	40	270																
8	0317	DCK PLNG W	0	100	0	0			500.00	100	2010	2010	3	40	400																
9	0825	BRICK	0	100	0	0			12.50	100	2014	2014	3	98	4,471																
10	0825	BRICK	0	100	12	5			12.50	100	2014	2014	3	98	735																
LAND DESCRIPTION										TOTAL OB/XF										15,948											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000131	C	RES CREEK	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														