

LOT 20 IN OR 776/1847
(EX OR 2314/1764)
PLANTATION POINT PB 5/269

ENGLERT JOHN V & MARY JOY
1228 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

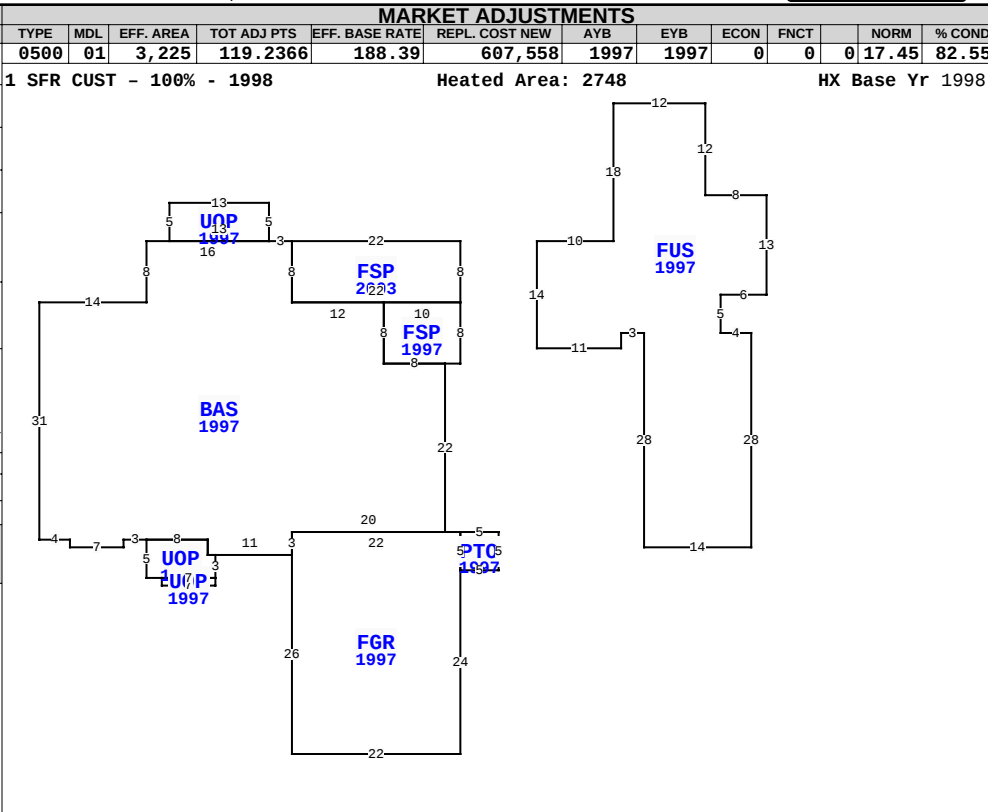
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3036.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1997	1,740	270,598
FGR	638	55	1997	351	54,586
FSP	80	40	1997	32	4,976
FSP	176	40	2003	70	10,886
FUS	1,008	100	1997	1,008	156,760
PTO	25	5	1997	1	155
UOP	7	20	1997	1	155
UOP	43	20	1997	9	1,400
UOP	65	20	1997	13	2,022

TOTALS	3,782			3,225	501,539
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,244.00	SF	4.00
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0810	CONCRETE A	0	100	0	0	127.00	SF	6.50
5	0811	CONCRETE B	0	100	0	0	733.00	SF	5.20
6	0300	BOAT DCK W	0	100	12	6	72.00	SF	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100	0003	RSF-1	0.00	0.00	1.00



1228 HARRISON POINT TRL, FERNANDINA BEACH, FL 32034

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

TOTAL OB/XF									
12,255									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					501,539				
TOTAL MARKET OB/XF VALUE					12,255				
TOTAL LAND VALUE - MARKET					500,000				
TOTAL MARKET VALUE					1,013,794				
SOH/AGL Deduction					627,791				
ASSESSED VALUE					386,003				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					335,281				
TOTAL JUST VALUE					1,013,794				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					992,332				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P14624	OTHER	0	02/01/2011
B0310826	ADDITION	7,730	01/01/2003
B9703980	NEW CONSTR	175,000	05/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0776/1847	11/15/1996	WD	Q	V		85,000	
GRANTOR: PLANTATION POINT JOIN							
GRANTEE: ENGLERT JOHN V & MA							

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2003] W22 BAS=[YR=1997] W3 UOP=[YR=1997] N5 W13 S5 E13\$ W16 S8 W14 S31 E4 S1 E7 N1 E3 UOP=[YR=1997] S5 E2 UOP=[YR=1997] S1 E7 N1 W7\$ E7 N3 W1 N2 W8\$ E8 S2 E11 FGR=[YR=1997] S26 E22 N24 PTO=[YR=1997] E5 N5 W5 S5\$ N5 W22 S3\$ N3 E20 N22 FSP=[YR=1997] E2 N8 W10 S8 E8\$ W8 N8 W12 N8\$ S8 E22 N8 \$ PTR= E10 FUS=[YR=1997] E10 N18 E12 S12 E8 S13W6 S5 E4 S28W14 N28 W3 S2 W11N14\$ W10\$.									