LOT 47
PLANTATION POINT PB 5/269

STROUD WILLIAM P & JANANN L/E/
1381 PLANTATION POINT DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0047-0000

BUILDING CHARACTERISTICS

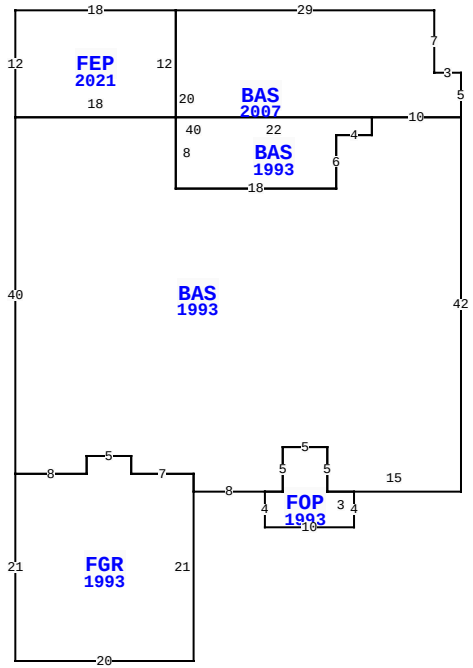
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	152	100	1993	152	24,559
BAS	2,025	100	1993	2,025	327,192
BAS	515	100	2007	515	83,212
FEP	216	80	2021	173	27,953
FGR	430	55	1993	236	38,132
FOP	65	30	1993	20	3,231
TOTALS	3,403			3,121	504,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,121	117.5438	185.72	579,632	1993	2000	0	0	0	13.00	87.00

1 SFR CUST – 100% - 2020 Heated Area: 2692 HX Base Yr 2020



1381 PLANTATION POINT DR, 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		504,280
TOTAL MARKET OB/XF VALUE		14,700
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		868,980
SOH/AGL Deduction		388,579
ASSESSED VALUE		480,401
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		429,679
TOTAL JUST VALUE		868,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		846,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004265	ADDITION	18,000	05/19/2020
M12885	ADDITION	0	05/01/2007
R10207	REPAIR/RRF	0	03/01/2007
B0617074	ADDITION	60,000	01/01/2006
0605	ADDITION	1,900	11/01/1993
00158	NEW CONSTR	81,240	05/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/0366	4/07/2021	LE	U	I	11	100
GRANTOR: STROUD WILLIAM P & JA						
GRANTEE: STROUD WILLIAM P IV						
2205/1072	6/22/2018	WD	Q	I	02	485,000
GRANTOR: DAIGLE RICHARD J						
GRANTEE: STROUD WILLIAM P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W3 N7 W29 FEP=[YR=2021] W18 S12 BAS=[YR=1993] S40 FGR=[YR=1993] S21 E20 N21 W7 N2 W5 S2 W8$ E8 N2 E5 S2 E7 S2 E8 FOP=[YR=1993] S4 E10 N4 W3 N5 W5 S5 W2$ E2 N5 E5 S5 E15 N42 W10 BAS=[YR=1993] S2 W4 S6 W18 N8 E22$ W40$ E18 N12$ S20 E18 N6 E4 N2 E10 N5$.

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	1993	1993	3	72	2,520	
2	0855	CONC PAVER	0	100	0	0	1,225.00	SF	7.00	7.00	100	2008	2008	3	88	7,546	
3	0855	CONC PAVER	0	100	0	0	197.00	SF	7.00	7.00	100	2008	2008	3	88	1,214	
4	1126	CB/STC 8"	0	100	0	0	72.00	SF	8.00	8.00	100	2007	2007	3	87	501	
5	0855	CONC PAVER	0	100	0	0	73.00	SF	7.00	7.00	100	2008	2008	3	88	450	
6	0910	SCRN RM L	0	100	11	17	187.00	SF	15.00	15.00	100	2007	2007	3	27	757	
7	0855	CONC PAVER	0	100	0	0	278.00	SF	7.00	7.00	100	2008	2008	3	88	1,712	

LAND DESCRIPTION

TOTAL OB/XF 14,700

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	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 11/18/2021 BY RK Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS