

BEACH POLLY A
1393 PLANTATION POINT DR
FERNANDINA BEACH, FL 32034

00-00-30-0518-0048-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 80			
Exterior Wall	16	WD FR STUC 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	3	100			
Bathrooms	2	100			
Frame Stories Units	02	WOOD FRAME 100 1. 100 0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
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	1,869	100	1993	1,869	277,310
FEP	342	80	1994	274	40,655
FGR	420	55	1993	231	34,274
FOP	70	30	1993	21	3,116
TOTALS	2,701			2,395	355,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	01	2,395	111.1320	175.59	420,538	1991	1991	0	0	15.50

HEATED AREA: 1869 HX Base Yr 2018

BLD DATE
YE DATE
HIC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		355,355
TOTAL MARKET OB/XF VALUE		7,960
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		713,315
SOH/AGL Deduction		328,385
ASSESSED VALUE		384,930
TOTAL EXEMPTION VALUE		HX HB 50,722
BASE TAXABLE VALUE		334,208
TOTAL JUST VALUE		713,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		696,758

PERMIT NUMDESCRIPTIONAMTISSUED

B0209202ADDITION5,88801/01/2002

0580ADDITION8,84510/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD	SALE PRICE
2551/0034	3/21/2022	QC U I	I 11	100

GRANTOR: BEACH POLLY A

GRANTEE: BEACH POLLY A

2103/10702/23/2017QC U I 11100

GRANTOR: PHILLIPS INGRID Z

GRANTEE: BEACH POLLY A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N4 W11 FEP=[YR=1994] N6 W31 S13 E12 N3 E18 N4 E1 \$ W1 S4 W18 S3 W12 S32 E12 FOP=[YR=1993] S4 E9 N3 W1 N6 W7 S5 W1 \$ E1 N5 E7 S6 E12 S4 FGR=[YR=1993] S7 E24 N21 W18 S14 W6 \$ E6 N14 E20 N26 \$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

EXTRA FEATURES

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	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	1,504.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,580	
3	0858	SCULP CONC	0 100	0	0	130.00	SF	13.00	13.00	100	1993	1993	3	88	1,487	
4	0910	SCRN RM L	0 100	0	0	171.00	SF	15.00	15.00	100	2002	2002	3	20	513	

1393 PLANTATION POINT DR, FERNANDINA BEACH FL 32114

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS