

LOT 49
IN OR 2048/165
PLANTATION POINT PB 5/269

TATUM JAMES & LINDA
1397 PLANTATION POINT DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0049-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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
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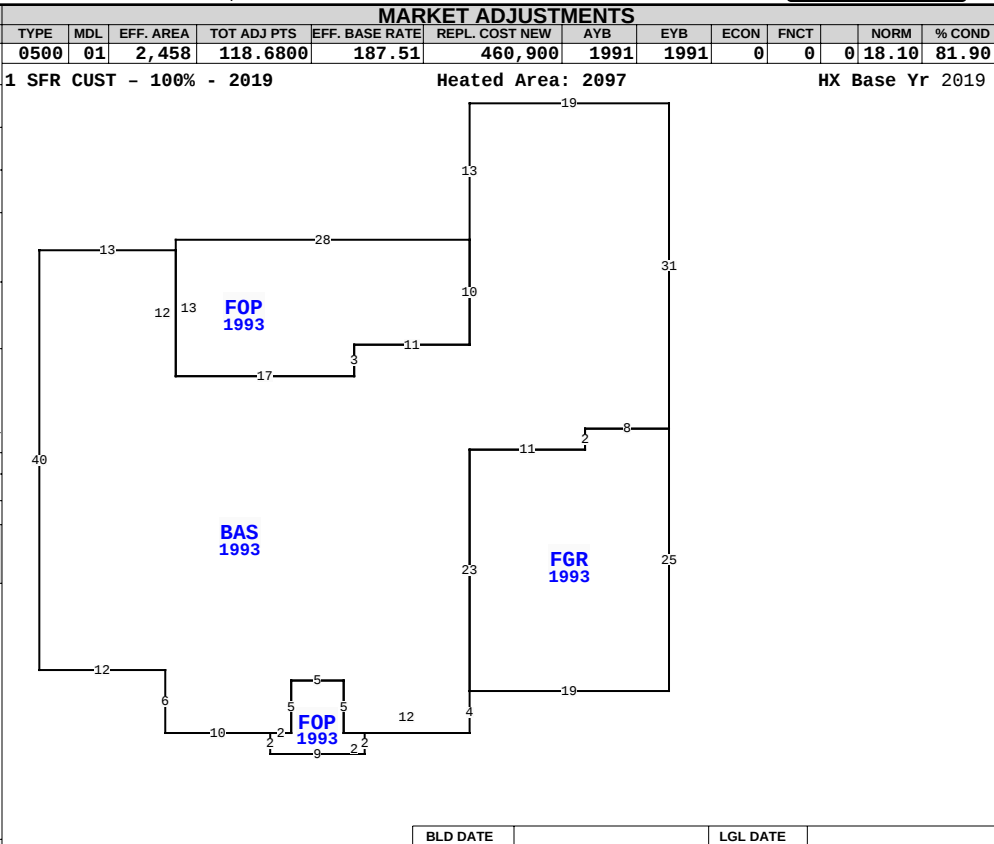
NEIGHBORHOOD/LOC	3036.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,097	100	1993	2,097	322,037
FGR	453	55	1993	249	38,239
FOP	43	30	1993	13	1,997
FOP	331	30	1993	99	15,203
TOTALS	2,924			2,458	377,477

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0855	CONC PAVER	0	100	0	0			1,307.00	SF	7.00					
2	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00					
3	0855	CONC PAVER	0	100	0	0			222.00	SF	7.00					

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



1397 PLANTATION POINT DR, FERNANDINA BEACH
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TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

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1	000100	C

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	377,477		
TOTAL MARKET OB/XF VALUE	9,021		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	736,498		
SOH/AGL Deduction	393,628		
ASSESSED VALUE	342,870		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	292,148		
TOTAL JUST VALUE	736,498		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	719,210		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7206	NEW CONSTR	96,510	05/03/1991

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2048/0165	5/23/2016	WD Q	I 01
SALE PRICE			
360,000			
GRANTOR: WARD DANIEL T TRUSTEE			
GRANTEE: TATUM JAMES & LINDA			
1743/0240	6/06/2011	WD U	I 11
SALE PRICE			
200,000			
GRANTOR: BRANCH BANKING & TRUS			
GRANTEE: WARD DANIEL T TRUST			

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993] W19 S13 FOP=[YR=1993] W28 S13 E17 N3 E11 N10\$ S10 W11 S3 W17 N12 W13 S40 E12 S6 E10 FOP=[YR=1993] S2 E9 N2 W2 N5 W5 S5 W2\$ E2 N5 E5 S5 E12 N4 FGR=[YR=1993] E19 N25 W8 S2 W11 S23\$ N23 E11 N2 E8 N31\$.		