

LOT 51
IN OR 781/1962
PLANTATION POINT PB 5/269

ZEFF JACK M & CAROL L
1388 PLANTATION POINT DR
FERNANDINA BEACH, FL 32034

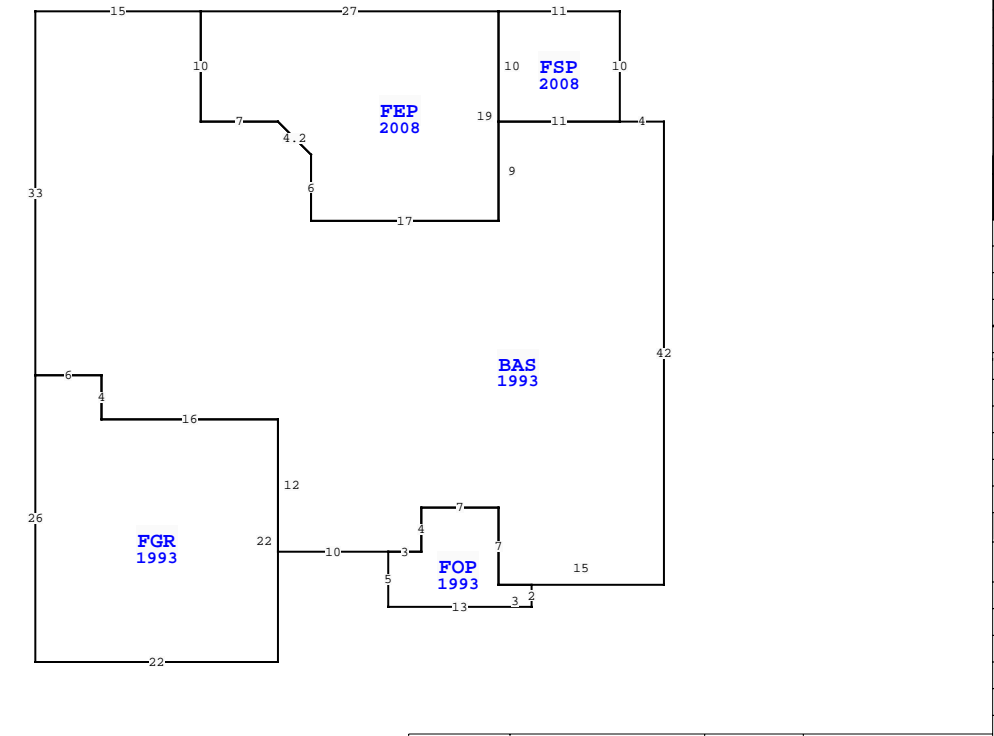
2025

00-00-30-0518-0051-0000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,635	120.8880	191.00	503,285	1992	1992	0	0	15.48	84.52

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			425,376
TOTAL MARKET OB/XF VALUE			7,892
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			783,268
SOH/AGL Deduction			552,044
ASSESSED VALUE			231,224
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			180,502
TOTAL JUST VALUE			783,268
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			763,588



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	1,945	100	1993	1,945	313,988
FEP	428	80	2008	342	55,210
FGR	508	55	1993	279	45,040
FOP	84	30	1993	25	4,036
FSP	110	40	2008	44	7,103
TOTALS	3,075			2,635	425,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0781/1962	1/13/1997	WD	Q	I		147,000
GRANTOR: EPLING WIRT G JR & LI						
GRANTEE: ZEFF JACK M & CAROL						
0687/1691	9/03/1993	WD	Q	I		128,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: EPLING WIRT JR & L						

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	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0812	CONCRETE C	0	100	0	1,263.00	SF	4.00	4.00	100	1992	1992	3	62	3,132	
3	0810	CONCRETE A	0	100	21	105.00	SF	6.50	6.50	100	2005	2005	3	84	573	
4	0855	CONC PAVER	0	100	0	211.00	SF	7.00	7.00	100	2005	2005	3	84	1,241	
5	1242	WD DECK A	0	100	16	160.00	SF	10.00	10.00	100	2008	2008	3	31	496	

LAND DESCRIPTION												TOTAL OB/XF				7,892								
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	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							

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W4 FSP=[YR=2008] N10 W11 FEP=[YR=2008] W27 S10 E7 D3 R3 S6 E17 N19\$ S10 E11\$ W11 S9 W17 N6 L3 U3 W7 N10 W15 S33 FGR=[YR=1993] S26 E22 N22 W16 N4 W6 \$ E6 S4 E16 S12 E10 FOP=[YR=1993] S5 E13 N2 W3 N7 W7\$4 W3 \$ E3 N4 E7 S7 E15 N42 \$.			

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																								
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