

LOT 53
IN OR 1872/427
PLANTATION POINT PB 5/269

BYERS JOHN G JR/BYERS OLIVIA ARNELL B
1380 PLANTATION POINT DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3036.00		

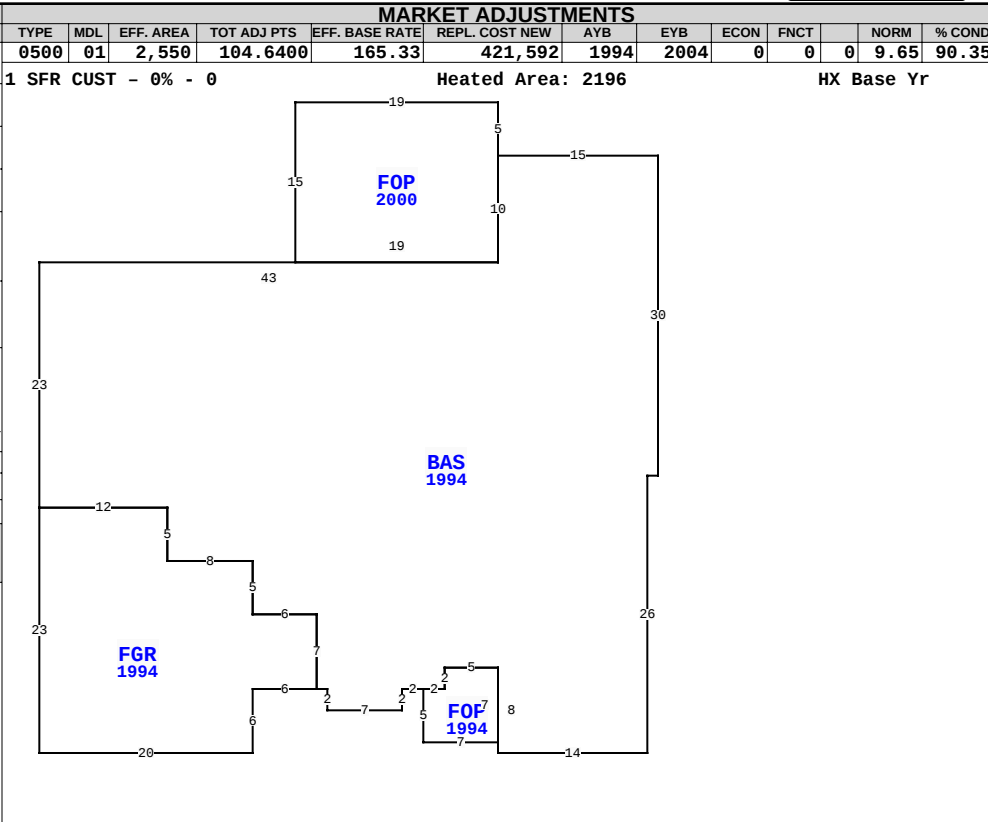
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100	1994	2,196	328,029
FGR	462	55	1994	254	37,942
FOP	45	30	1994	14	2,092
FOP	285	30	2000	86	12,846

TOTALS	2,988			2,550	380,908
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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	0	0	0	1,095.00	SF	4.00
2	0810	CONCRETE A	0	0	47	3	141.00	SF	6.50
3	0810	CONCRETE A	0	0	0	0	30.00	SF	6.50
4	0845	KOOL DECK	0	0	0	0	776.00	SF	7.25
5	0861	POOL GUNIT	0	0	0	0	479.00	SF	85.00
6	0910	SCRN RM L	0	0	0	0	1,090.00	SF	15.00
7	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	RSF-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



1380 PLANTATION POINT DR, FERNANDINA BEACH
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TOTAL OB/XF									
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1	0812	CONCRETE C	0	0	0	0	1,095.00	SF	4.00
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	000100	C	RES	0	0003	RSF-1	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	380,908								
TOTAL MARKET OB/XF VALUE	20,791								
TOTAL LAND VALUE - MARKET	350,000								
TOTAL MARKET VALUE	751,699								
SOH/AGL Deduction	146,530								
ASSESSED VALUE	605,169								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	605,169								
TOTAL JUST VALUE	751,699								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	735,453								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007136	XFOB	4,000	05/01/2000
B007137	SWIM POOL	15,000	05/01/2000
B9602680	ADDITION	4,000	03/01/1996
B9400903	NEW CONSTR	79,187	03/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1872/0427	8/07/2013	WD	Q	I	02	397,500	
GRANTOR: DISBROW BUILDERS INC							
GRANTEE: BYERS JOHN G JR & O							
1850/1842	4/15/2013	CT	U	I	18	221,100	
GRANTOR: CLERK OF COURT							
GRANTEE: DISBROW BUILDERS IN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W15 FOP=[YR=2000] N5 W19 S15 E19 N10 \$ S10 W43 S23 FGR=[YR=1994] S23 E20 N6 E6 N7 W6 N5 W8 N5 W12 \$ E12 S5 E8 S5 E6 S7 E1 S2 E7 N2 E2 FOP=[YR=1994] S5 E7 N7 W5 S2 W2 \$ E2 N2 E5 S8 E14 N26 E1 N30 \$.									

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