LOT 54
PLANTATION POINT PB 5/269

GREENE EVA-LYNNE
1378 PLANTATION POINT DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0054-0000

BUILDING CHARACTERISTICS

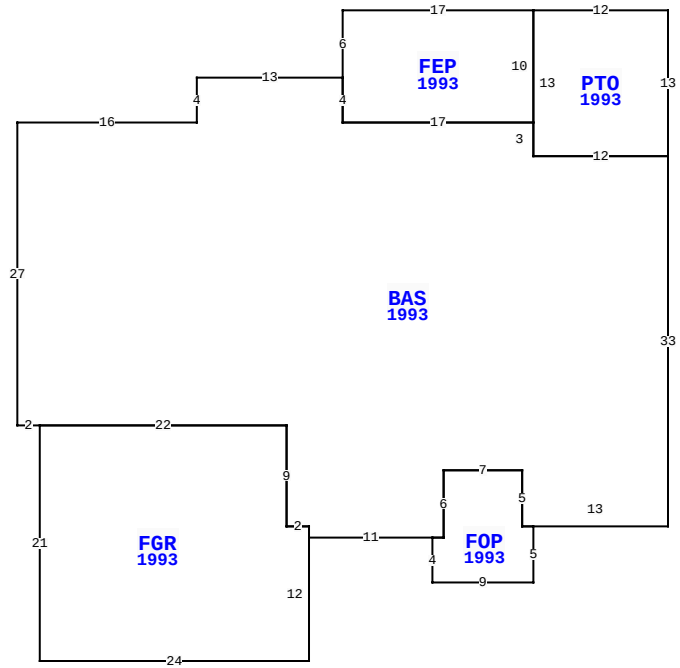
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	3036.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,865	100	1993	1,865	284,022
FEP	170	80	1993	136	20,712
FGR	486	55	1993	267	40,661
FOP	79	30	1993	24	3,655
PTO	156	5	1993	8	1,218
TOTALS	2,756			2,300	350,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,300	122.2795	161.41	371,243	1992	2012	0	0	0	5.65	94.35

1 SNGL FAM – 100% - 2025 Heated Area: 1865 HX Base Yr 2025



1378 PLANTATION POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		350,268
TOTAL MARKET OB/XF VALUE		6,195
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		706,463
SOH/AGL Deduction		0
ASSESSED VALUE		706,463
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		655,741
TOTAL JUST VALUE		706,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		689,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530220	ADDITION	676	04/01/2015
7718	NEW CONSTR	71,903	12/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2432/1053	2/09/2021	QC	U	I	11	100
GRANTOR: GREENE ALAN H & BERNI						
GRANTEE: GREENE EVA-LYNNE						
2300/0289	8/13/2019	LE	U	I	11	100
GRANTOR: GREENE ALAN H & BERNI						
GRANTEE: GREENE EVA-LYNNE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W12FEP=[YR=1993] W17 S6 BAS=[YR=1993] W13 S4 W16 S27 E2 FGR=[YR=1993] S21 E24 N12 W2 N9 W22 $ E22 S9 E2 S1 E11 FOP=[YR=1993] S4 E9 N5 W1 N5 W7 S6 W1 $ E1 N6 E7 S5 E13 N33 W12 N3 W17 N4 $ S4 E17 N10 $ S13 E12 N13 $.

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	1992	1992	3	70	2,450	
2	0812	CONCRETE C	0	100	0	0	1,510.00	SF	4.00	4.00	100	1992	1992	3	62	3,745	

LAND DESCRIPTION

TOTAL OB/XF 6,195

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 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