

LOT 55
IN OR 801/1
PLANTATION POINT PB 5/269

LENNON STEPHEN G JR & ANDREA F
1374 PLANTATION POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0055-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8														
Exterior Wall	16	WD FR STUC 100	0500	01	2,495	126.0400	199.14	496,854	1996	1996	0	0	0	14.00	86.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 1998													Heated Area: 2145													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1998													
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY												
Interior Floo	14	CARPET 80															BUILDING MARKET VALUE 427,294												
Interior Floo	11	CLAY TILE 20															TOTAL MARKET OB/XF VALUE 17,921												
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET 350,000												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE 795,215												
Bedrooms	4	100															SOH/AGL Deduction 542,505												
Bathrooms	2	100															ASSESSED VALUE 252,710												
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE HX HB VX 55,722												
Stories	1.	1. 100															BASE TAXABLE VALUE 196,988												
Units	0	100															TOTAL JUST VALUE 795,215												
Occupancy	00	NONE 100	NCON VALUE 0																										
			INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE 776,740																										
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	2,145	100	1996	2,145	367,353																								
FGR	502	55	1996	276	47,268																								
FOP	28	30	1996	8	1,370																								
FOP	220	30	1996	66	11,303																								
TOTALS			2,895		2,495	427,294																							
EXTRA FEATURES						1374 PLANTATION POINT DR, FERNANDINA BEACH																							
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	1996	1996	3	77	2,695													
2	0812	CONCRETE C	0	100	0	0	1,082.00	SF	4.00	4.00	100	1996	1996	3	70	3,030													
3	0810	CONCRETE A	0	100	0	0	202.00	SF	6.50	6.50	100	1996	1996	3	70	919													
4	0810	CONCRETE A	0	100	0	0	33.00	SF	6.50	6.50	100	1996	1996	3	70	150													
5	0861	POOL GUNIT	0	100	0	0	299.00	SF	85.00	85.00	100	1999	1999	3	21	5,337													
6	0845	KOOL DECK	0	100	0	0	530.00	SF	7.25	7.25	100	1999	1999	3	75	2,882													
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200													
8	0910	SCRN RM L	0	100	0	0	768.00	SF	15.00	15.00	100	1999	1999	3	20	2,304													
9	0475	VF 4 SBPL	0	100	13	4	34.00	LF	14.00	14.00	100	2001	2001	3	52	248													
10	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	52	156													
LAND DESCRIPTION						TOTAL OB/XF 17,921																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																													