

LOT 56
IN OR 699/1118
PLANTATION POINT PB 5/269

COLLURA PAULINE E
1370 PLANTATION POINT DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0056-0000



BUILDING CHARACTERISTICS		
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 Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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

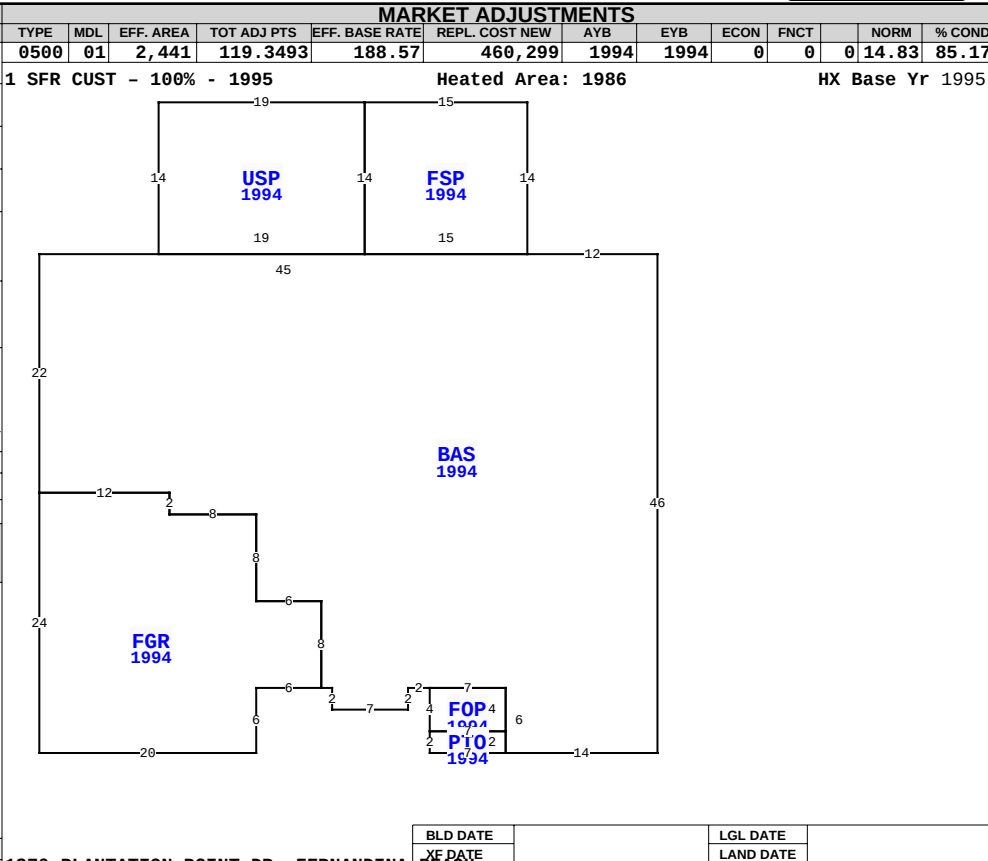
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3036.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,986	100	1994	1,986	318,962
FGR	512	55	1994	282	45,291
FOP	28	30	1994	8	1,285
FSP	210	40	1994	84	13,491
PTO	14	5	1994	1	161
USP	266	30	1994	80	12,849

TOTALS	3,016			2,441	392,037
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	49	3	147.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	1,141.00	SF	7.00
4	0861	POOL GUNIT	0	100	0	0	293.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	244.00	SF	7.25
6	0855	CONC PAVER	0	100	0	0	377.00	SF	7.00
7	0910	SCRN RM L	0	100	39	14	546.00	SF	15.00
8	0858	SCULP CONC	0	100	0	0	411.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00



TOTAL OB/XF															23,160
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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74
2	0855	CONC PAVER	0	100	49	3	147.00	SF	7.00	7.00	100	1994	1994	3	66
3	0855	CONC PAVER	0	100	0	0	1,141.00	SF	7.00	7.00	100	1994	1994	3	66
4	0861	POOL GUNIT	0	100	0	0	293.00	SF	85.00	85.00	100	1996	1996	3	20
5	0845	KOOL DECK	0	100	0	0	244.00	SF	7.25	7.25	100	1996	1996	3	70
6	0855	CONC PAVER	0	100	0	0	377.00	SF	7.00	7.00	100	1996	1996	3	70
7	0910	SCRN RM L	0	100	39	14	546.00	SF	15.00	15.00	100	1996	1996	3	20
8	0858	SCULP CONC	0	100	0	0	411.00	SF	13.00	13.00	100	1998	1998	3	92

TOTAL OB/XF															23,160
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
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		8
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 8 Tax Dist:		
BUILDING MARKET VALUE										392,037		
TOTAL MARKET OB/XF VALUE										23,160		
TOTAL LAND VALUE - MARKET										350,000		
TOTAL MARKET VALUE										765,197		
SOH/AGL Deduction										525,988		
ASSESSED VALUE										239,209		
TOTAL EXEMPTION VALUE										WX HX HB 55,722		
BASE TAXABLE VALUE										183,487		
TOTAL JUST VALUE										765,197		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										747,921		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602644	XFOB	5,610	03/01/1996
B9602595	SWIM POOL	13,000	02/01/1996
B9401107	ADDITION	4,046	06/01/1994
B930549	NEW CONSTR	88,740	10/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0699/1118	3/02/1994	WD	Q	I		127,900	
GRANTOR: ATLANTIC BUILDERS INC							
GRANTEE: COLLURA SEBASTIANO							
0691/0922	11/01/1993	WD	U	V	19	28,900	
GRANTOR: PLANTATION POINT JT							
GRANTEE: ATLANTIC BUILDERS							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1994] W12 FSP=[YR=1994] N14 W15 USP=[YR=1994] W19 S14 E19 N14\$ S14 E15\$ W45 S22 FGR=[YR=1994] S24 E20 N6 E6 N8 W6 N8 W8 N2 W12\$ E12 S2 E8 S8 E6 S8 E1 S2 E7 N2 E2 FOP=[YR=1994] S4 PTO=[YR=1994] S2 E7 N2 W7 \$ E7 N4 W7\$ E7 S6 E14 N46\$.									