LOT 57
PLANTATION POINT PB 5/269

MILLAGE STEVE A & PATRICIA D L/E/
1368 PLANTATION POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0057-0000

BUILDING CHARACTERISTICS

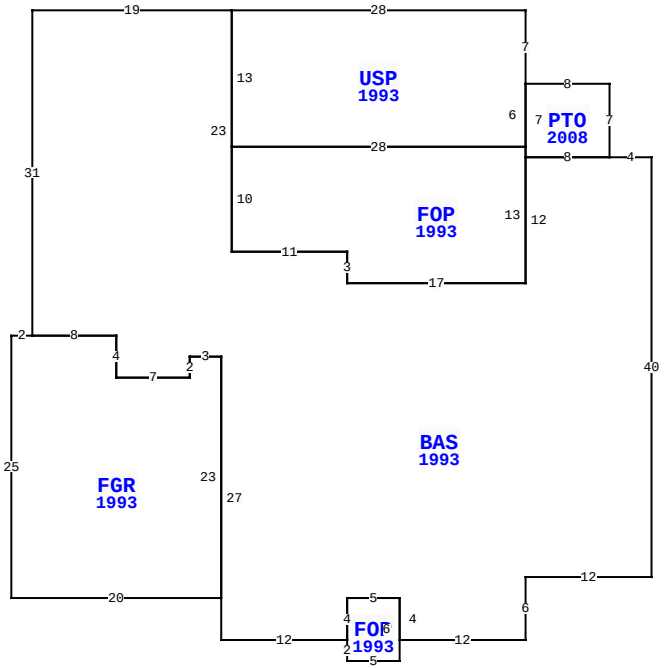
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,097	100	1993	2,097	338,253
FGR	466	55	1993	256	41,293
FOP	30	30	1993	9	1,452
FOP	331	30	1993	99	15,969
PTO	56	5	2008	3	484
USP	364	30	1993	109	17,582
TOTALS	3,344			2,573	415,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,573	123.6250	195.33	502,584	1993	1993	0	0	0	17.42	82.58

1 SFR CUST – 100% - 2018 Heated Area: 2097 HX Base Yr 2018



1368 PLANTATION POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		415,034
TOTAL MARKET OB/XF VALUE		6,096
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		771,130
SOH/AGL Deduction		406,098
ASSESSED VALUE		365,032
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		314,310
TOTAL JUST VALUE		771,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		751,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0368	XFOB	3,500	07/01/1993
0380	ADDITION	1,570	07/01/1993
8743	NEW CONSTR	74,410	03/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/1703	12/17/2024	LE	U	I	11	100
GRANTOR: MILLAGE STEVE A & PAT						
GRANTEE: MILLAGE KATHERINE D						
2135/1504	7/26/2017	WD	Q	I	02	377,000
GRANTOR: ROBERTSON THOMAS J &						
GRANTEE: MILLAGE STEVE A & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 PTO=[YR=2008] N7 W8 USP=[YR=1993] N7 W28 S13 FOP=[YR=1993] S10 E11 S3 E17 N13 W28$ E28 N6 $ S7 E8$ W8 S12 W17 N3W11 N23 W19 S31 FGR=[YR=1993] W2 S25E20 N23 W3 S2 W7 N4 W8$ E8 S4 E7 N2 E3 S27 E12 FOP=[YR=1993] S2 E5N6 W5 S4$ N4 E5 S4 E12 N6 E12 N40$.

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	1993	1993	3	72	2,520	
2	0810	CONCRETE A	0	100	41	3	123.00	SF	6.50	6.50	100	1993	1993	3	64	512	
3	0812	CONCRETE C	0	100	0	0	1,070.00	SF	4.00	4.00	100	1993	1993	3	64	2,739	
4	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	1993	1993	3	64	125	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1993	1993	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 6,096

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