LOT 59
IN OR 1949/1339
PLANTATION POINT PB 5/269

TREMBLY ARA C & ALISON R
1255 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

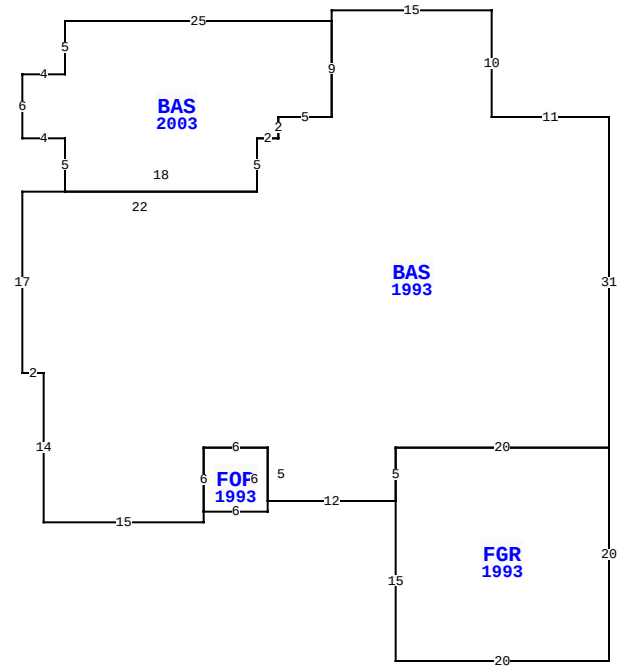
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,848	100	1993	1,848	307,592
BAS	379	100	2003	379	63,083
FGR	400	55	1993	220	36,618
FOP	36	30	1993	11	1,831
TOTALS	2,663			2,458	409,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,458	125.4144	198.15	487,053	1992	1992	0	0	0	16.00	84.00

1 SFR CUST – 100% - 2020 Heated Area: 2227 HX Base Yr 2020



1255 HARRISON POINT TRL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		409,125
TOTAL MARKET OB/XF VALUE		13,122
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		772,247
SOH/AGL Deduction		361,697
ASSESSED VALUE		410,550
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		359,828
TOTAL JUST VALUE		772,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		754,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R024617	REPAIR/RRF	1,800	12/01/2002
8224	NEW CONSTR	100,000	07/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1949/1339	12/01/2014	WD	Q	I	02	380,000
GRANTOR: SEASE ROBERT D						
GRANTEE: TREMBLY ARA C & ALI						
0693/1554	12/09/1993	WD	Q	I		137,500
GRANTOR: JONES BRADLEY & CHRIS						
GRANTEE: SEASE ROBT & PATRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N10 W15 S1 BAS=[YR=2003] W25 S5 W4 S6 E4 S5 E18 N5 E2 N2 E5 N9$ S9 W5 S2 W2 S5 W22 S17 E2 S14 E15 N1 FOP=[YR=1993] E6 N6 W6 S6$ N6 E6 S5 E12 FGR=[YR=1993] S15 E20 N20 W20 S5$ N5 E20 N31$.

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	0855	CONC PAVER	0	100	0	0	930.00	SF	7.00	7.00	100	1992	1992	3	62	4,036	
3	0830	FLAGSTONE	0	100	9	11	99.00	SF	12.00	12.00	100	2003	2003	3	82	974	
4	1126	CB/STC 8"	0	100	0	0	112.00	SF	8.00	8.00	100	2003	2003	3	82	735	
5	0855	CONC PAVER	0	100	0	0	751.00	SF	7.00	7.00	100	2006	2006	3	86	4,521	
6	0855	CONC PAVER	0	100	45	3	135.00	SF	3.50	3.50	100	2006	2006	3	86	406	

LAND DESCRIPTION

TOTAL OB/XF 13,122

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