

LOT 61
IN OR 2036/1794
PLANTATION POINT PB 5/269

BLINSON CYNTHIA H L/E/
1365 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0061-0000



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 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

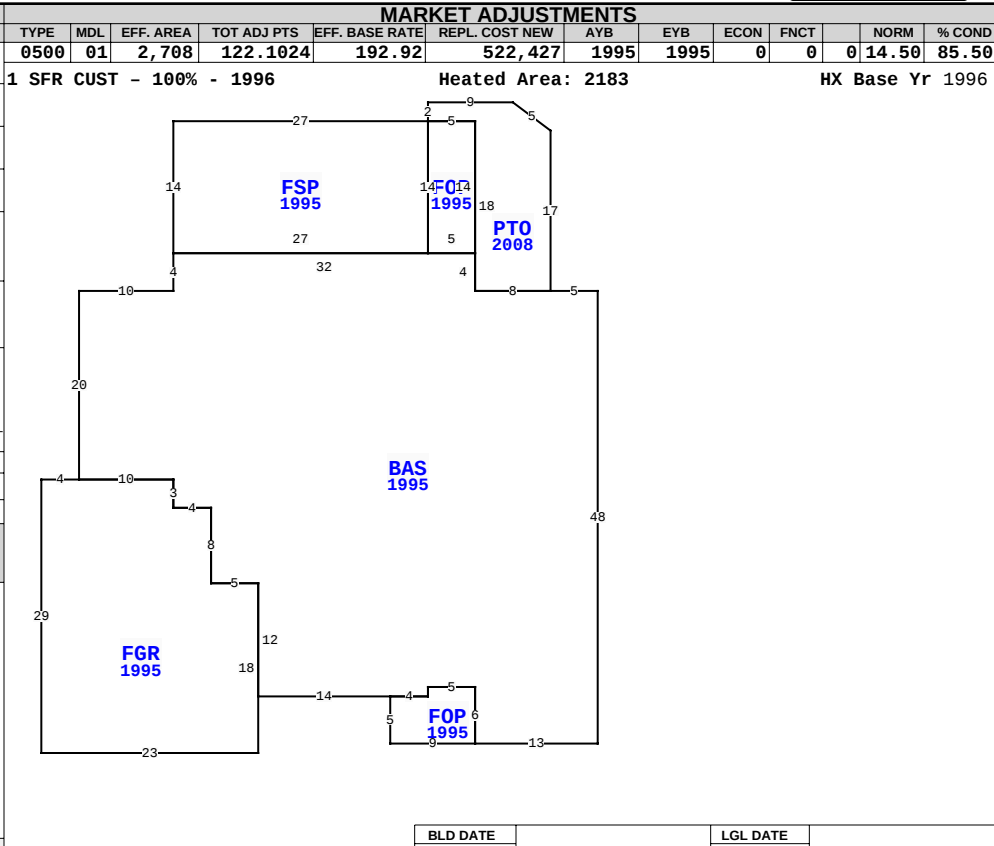
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3036.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,183	100	1995	2,183	360,078
FGR	600	55	1995	330	54,433
FOP	50	30	1995	15	2,474
FOP	70	30	1995	21	3,464
FSP	378	40	1995	151	24,907
PTO	164	5	2008	8	1,319

TOTALS	3,445			2,708	446,675
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	41	16		5.20	5.20
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50
3	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00
4	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50
5	1125	CB/STC 6"	0	100	12	4	SF	7.35	7.35

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									
5,901									

TOTAL OB/XF									
5,901									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 8									
Tax Dist:									
BUILDING MARKET VALUE									
446,675									
TOTAL MARKET OB/XF VALUE									
5,901									
TOTAL LAND VALUE - MARKET									
350,000									
TOTAL MARKET VALUE									
802,576									
SOH/AGL Deduction									
569,633									
ASSESSED VALUE									
232,943									
TOTAL EXEMPTION VALUE									
HX HB WX SX									
105,722									
BASE TAXABLE VALUE									
127,221									
TOTAL JUST VALUE									
802,576									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
782,564									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501667	NEW CONSTR	86,802	02/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2036/1794	10/15/2015	WD	U	I	11		100
GRANTOR: BLINSON CYNTHIA H							
GRANTEE: EDWARDS THOMAS MATT							
2009/0659	10/15/2015	WD	U	I	30		36,000
GRANTOR: BLINSON CYNTHIA H							
GRANTEE: EDWARDS THOMAS MATT							

BUILDING NOTES									
BAS=[YR=1995;ORIG=0,0] W5 W8 N4 W32 S4 W10 S20 E10 S3 E4 S8 E5 S12 E14 E4 N1 E5 S6 E13 N48 \$									
FGR=[YR=1995;ORIG=-55,20] W4 S29 E23 N18 W5 N8 W4 N3 W10 \$									
FSP=[YR=1995;ORIG=-18,-18] W27 S14 E27 N14 \$									
PTO=[YR=2008;ORIG=-5,0] N17 U3L4 W9 S2 E5 S18 E8 \$									
FOP=[YR=1995;ORIG=-18,-18] S14 E5 N14 W5 \$									
FOP=[YR=1995;ORIG=-22,43] S5 E9 N6 W5 S1 W4 \$									