LOT 63
PLANTATION POINT PB 5/269

EDLUND CRAIG M & LAURA S
1373 HARRISON POINT TRL
FERNANDINA BEACH, FL 32034

2025

00-00-30-0518-0063-0000

BUILDING CHARACTERISTICS

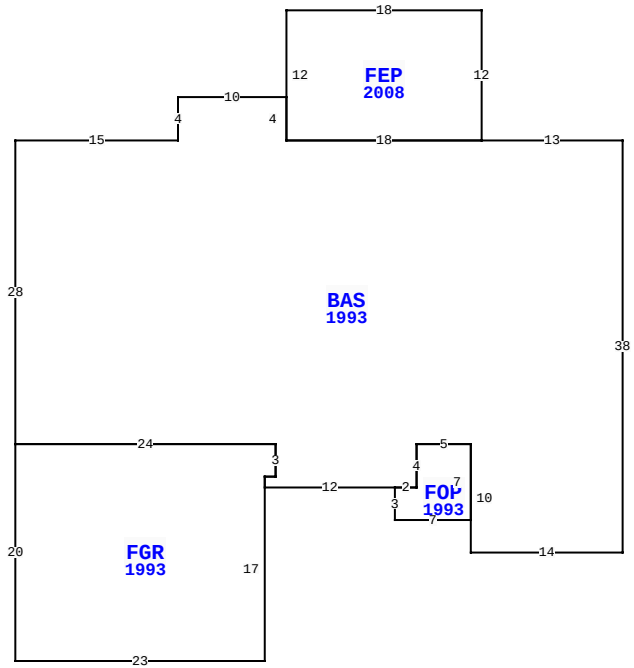
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,801	100	1993	1,801	313,052
FEP	216	80	2008	173	30,071
FGR	463	55	1993	255	44,325
FOP	41	30	1993	12	2,086
TOTALS	2,521			2,241	389,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,241	124.8716	197.30	442,149	1993	2003	0	0	0	11.90	88.10

1 SFR CUST – 100% - 2022 Heated Area: 1801 HX Base Yr 2022



1373 HARRISON POINT TRL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		389,533
TOTAL MARKET OB/XF VALUE		13,837
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		753,370
SOH/AGL Deduction		207,716
ASSESSED VALUE		545,654
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		494,932
TOTAL JUST VALUE		753,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		736,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00802	XFOB	3,800	02/01/1994
B00730	SWIM POOL	8,100	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/0401	9/09/2021	WD	Q	I	01	672,500
GRANTOR: NICKEL SHELLEY C & MA						
GRANTEE: EDLUND CRAIG M & LA						
2270/1669	4/26/2019	WD	Q	I	02	446,000
GRANTOR: LAZENBY MICHAEL KEITH						
GRANTEE: NICKEL SHELLEY C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FEP=[YR=2008] N12 W18 S12 E18$ W18 N4 W10 S4 W15 S28 FGR=[YR=1993] S20 E23 N17 E1 N3 W24$ E24 S3 W1 S1 E12 FOP=[YR=1993] S3 E7 N7 W5 S4 W2$ E2 N4 E5 S10 E14 N38$.

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	0812	CONCRETE C	0	100	0	0	1,079.00	SF	4.00	4.00	100	1993	1993	3	64	2,762	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
3	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	1993	1993	3	64	799	
4	0910	SCRN RM L	0	100	0	0	585.00	SF	15.00	15.00	100	1994	1994	3	20	1,755	
5	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	1994	1994	3	66	322	
6	0861	POOL GUNIT	0	100	0	0	226.00	SF	85.00	85.00	100	1994	1994	3	20	3,842	
7	0845	KOOL DECK	0	100	0	0	384.00	SF	7.25	7.25	100	1994	1994	3	66	1,837	

LAND DESCRIPTION

TOTAL OB/XF 13,837

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