LOT 1
IN OR 2063/1354
SIMMONS REPLAT OF PT

HARBOR POINT ENTERPRISES LLC/
13667 LITTLE HARBOR CT
JACKSONVILLE, FL 32225

2025

00-00-30-0645-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

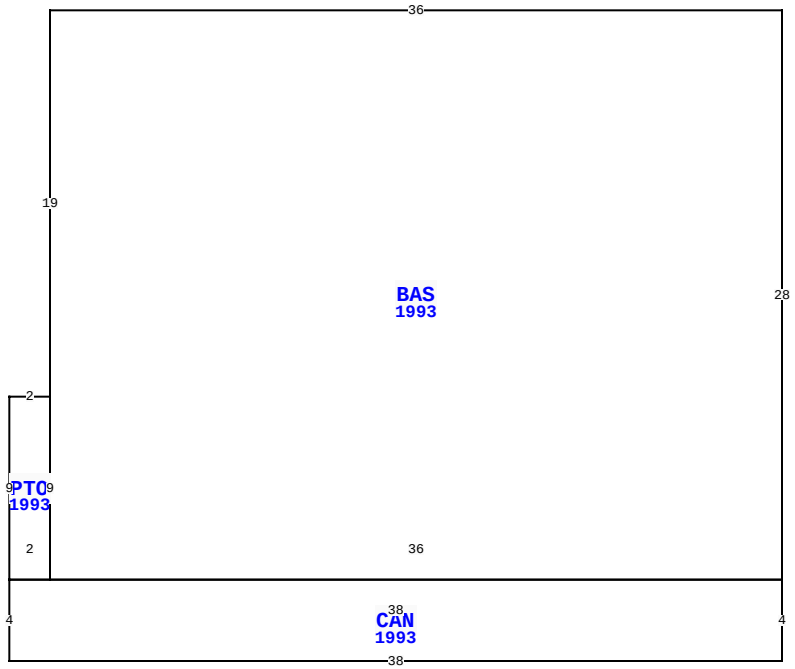
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	31,669
CAN	152	30	1993	46	1,445
PTO	18	5	1993	1	31
TOTALS	1,178			1,055	33,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,055	111.8092	157.09	165,730	1959	1970	0	0	0	80.00	20.00

1 OFFICE – 0% - 0 Heated Area: 1008 HX Base Yr



BLD DATE	02/03/2022	KK	LGL DATE	
XF DATE	02/03/2022	KK	LAND DATE	04/22/2025 DC
INC DATE			AG DATE	

5012 FIRST COAST HWY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	33,146
TOTAL MARKET OB/XF VALUE	11,104
TOTAL LAND VALUE - MARKET	280,720
TOTAL MARKET VALUE	324,970
SOH/AGL Deduction	22,763
ASSESSED VALUE	302,207
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,207
TOTAL JUST VALUE	324,970
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007992	REPARI/RRF	14,000	09/01/2017
B1428743	12 X 24 STORAGE S	12,234	05/01/2014
B007172	XFOB	4,000	05/01/2000
R981107	REPAIR/RRF	1,500	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2063/1354	7/15/2016	TD	U	I	19	215,000
GRANTOR: BANKRUPTCY ESTATE OF						
GRANTEE: HARBOR POINT ENTERP						
1715/1623	12/15/2010	WD	U	I	11	100
GRANTOR: ARONECK CHARLES M SR						
GRANTEE: AMELIA ISLAND RESOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S19 PTO=[YR=1993] W2 S9 CAN=[YR=1993] S4 E38 N4 W38$ E2 N9$ S9 E36 N28$.

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	0803	ASPHALT C	0	0	0	0	2,005.00	SF	2.00	2.00	100	1980	1980	3	50	2,005	
2	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2005	2005	3	22	62	
3	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	100	2014	2014	3	71	7,157	
4	0446	BOX FNC 6'	0	0	0	0	127.00	LF	20.00	20.00	100	2017	2017	3	74	1,880	

LAND DESCRIPTION

TOTAL OB/XF 11,104

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	001700	C	1STORY OFF	0	0004	CN	110.00	232.00	25,520.00	SF		1.00	1.00	1.00	11.00	11.00	280,720							

REVIEW DATE 02/03/2022 BY KK Total Acres: 0.58 Total Land Value: 280,720 Market: 0 Agricultural: 0 Common: 280,720 PRINTED 07/30/2025 BY SYS