LOT 18
WINDWARD COVE PB 5/294

RAO RAJENDER
925 TARPON AVE APT 25
FERNANDINA BEACH, FL 32034

2025

00-00-30-090C-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

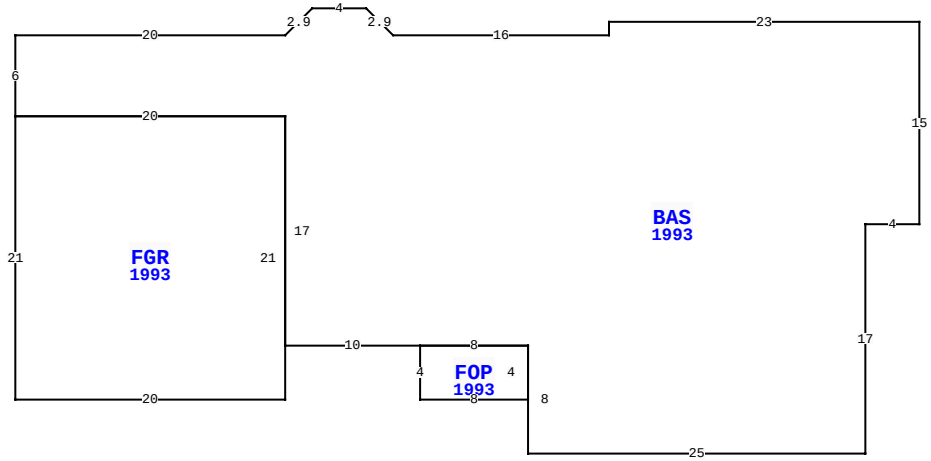
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1993	1,400	206,930
FGR	420	55	1993	231	34,144
FOP	32	30	1993	10	1,478
TOTALS	1,852			1,641	242,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,641	111.4860	176.15	289,062	1992	1992	0	0	0	16.09	83.91

1 SFR CUST – 0% - 2023 Heated Area: 1400 HX Base Yr



1421 HARBOR PT, 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	242,552
TOTAL MARKET OB/XF VALUE	6,763
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	499,315
SOH/AGL Deduction	4,908
ASSESSED VALUE	494,407
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	494,407
TOTAL JUST VALUE	499,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	449,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7706	NEW CONSTR	62,783	12/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/1604	3/14/2022	QC	U	I	11	80,000
GRANTOR: WHITE SARA F						
GRANTEE: RAO RAJENDER						
2444/1859	3/15/2021	WD	Q	I	02	393,000
GRANTOR: HOHENSHELL CALVIN J						
GRANTEE: RAO RAJENDER & SARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S1 W16 U2 L2 W4 D2 L2 W20 S6
FGR=[YR=1993] S21 E20 N21 W20$ E20 S17 E10 FOP=[YR=1993] S4 E8 N4 W8$ E8 S8 E25 N17 E4 N15$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0811	CONCRETE B	0	0	0	0	901.00	SF	5.20	5.20	100	1992	1992	3	62	2,905	
3	1242	WD DECK A	0	0	44	16	704.00	SF	10.00	10.00	100	2000	2000	3	20	1,408	

LAND DESCRIPTION

TOTAL OB/XF 6,763

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	0	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS