LOT 5
IN OR 1898/568
PLANTATION OAKS 1 PB 4/116

CHIMNEY SWEEP LVG TRUST/STRAUB KATHERINE A TRUSTEE
1429 PLANTATION OAKS LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0510-0005-0000

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 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

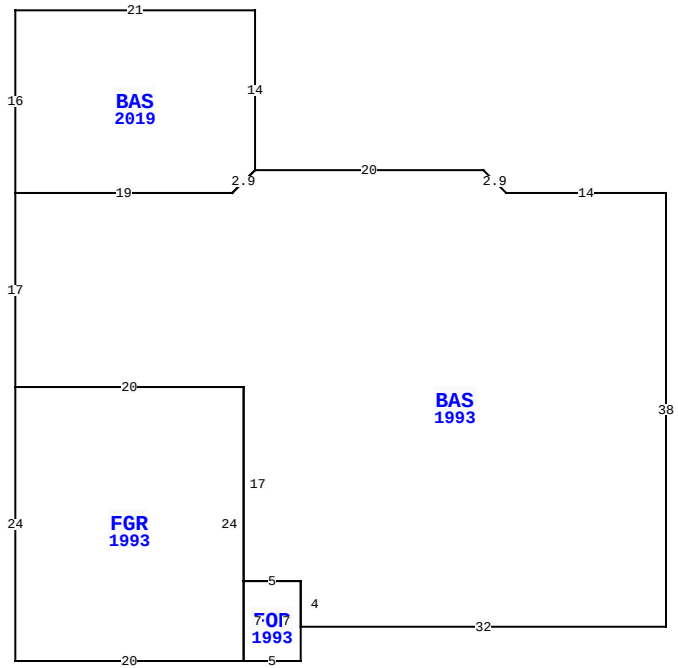
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1,770	189,793
BAS	334	100	334	35,814
FGR	480	55	264	28,308
FOP	35	30	10	1,073
TOTALS	2,619		2,378	254,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,378	106.2320	126.15	299,985	1982	1992	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2019 Heated Area: 2104 HX Base Yr 2019



1429 PLANTATION OAKS LN, 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		254,987
TOTAL MARKET OB/XF VALUE		3,847
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		508,834
SOH/AGL Deduction		249,203
ASSESSED VALUE		259,631
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		209,631
TOTAL JUST VALUE		508,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808177	SUNROOM	38,000	08/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/1104	9/22/2022	SW	U	I	11	100
GRANTOR: STRAUB KATHERINE A						
GRANTEE: STRAUB KATHERINE A						
2593/1102	9/22/2022	SW	U	I	11	100
GRANTOR: STRAUB KATHERINE A TR						
GRANTEE: STRAUD KATHERINE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 U2 L2 W20 BAS=[YR=2019] N14 W21 S16 E19 U2 R2 $ L2 D2 W19 S17 FGR=[YR=1993] S24 E20 FOP=[YR=1993] E5 N7 W5 S7$ N24 W20$ E20 S17 E5 S4 E32 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	0811	CONCRETE B	0	100	23	10	230.00	SF	5.20	5.20	100	1982	1982	3	41	490	
2	0811	CONCRETE B	0	100	43	16	688.00	SF	5.20	5.20	100	1982	1982	3	41	1,467	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 3,847

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	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 12/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS