LOT 8
PLANTATION OAKS 1 PB 4/116

PARMLEE STEVEN ET AL/PRENTICE MEGAN EMILY
3053 HERMIT WAY
SANTA ROSE, CA 95405

2023

00-00-30-0510-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

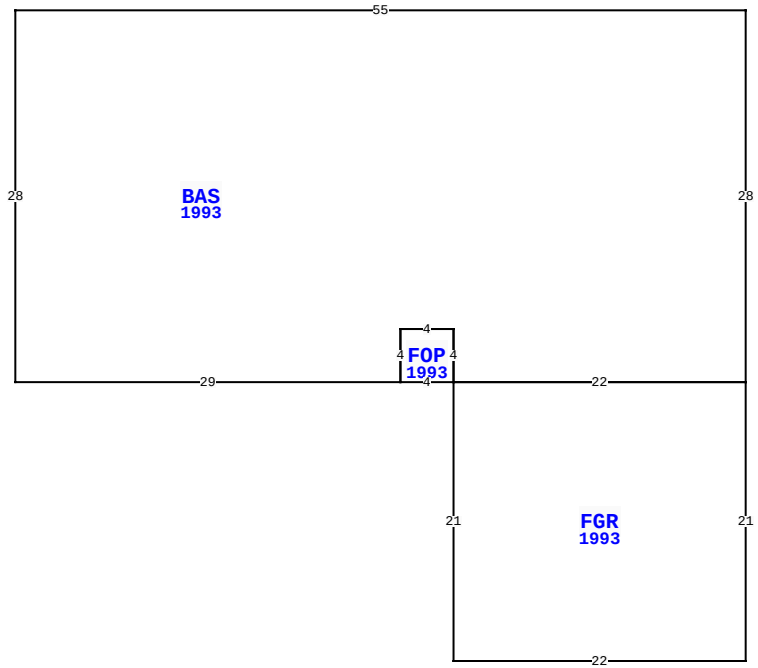
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,524	100	1,524	165,224
FGR	462	55	254	27,537
FOP	16	30	5	542
TOTALS	2,002		1,783	193,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,783	110.0000	130.62	232,895	1982	1982	0	0	0	17.00	83.00

1 SNGL FAM – 0% - 2023 Heated Area: 1524 HX Base Yr



1430 PLANTATION OAKS LN, 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	193,303
TOTAL MARKET OB/XF VALUE	3,587
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	446,890
SOH/AGL Deduction	0
ASSESSED VALUE	446,890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	446,890
TOTAL JUST VALUE	446,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991702	REPAIR/RRF	1,000	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2646/1483	6/08/2023	WD	Q	I	01	615,000
GRANTOR: IVEY WILLIAM B						
GRANTEE: PARMLEE STEVEN ET A						
2574/0362	6/27/2022	WD	Q	I	01	550,000
GRANTOR: CLEMENTS LANA M & BRA						
GRANTEE: IVEY WILLIAM B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S28 E29 FOP=[YR=1993] E4 FGR=[YR=1993] S21 E22 N21 W22$ N4 W4 S4$ N4 E4 S4 E22 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	0812	CONCRETE C	0	0	0	0	1,035.00	SF	4.00	4.00	100	1982	1982	3	41	1,697	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 3,587

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	0		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 07/26/2016 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS