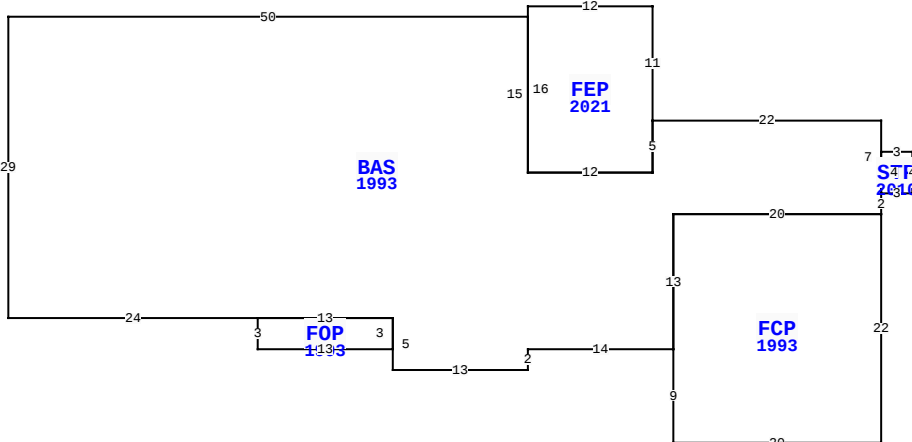


MCWHORTER THOMAS R & HOLLY J
1508 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

00-00-30-0510-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										VALUATION SUMMARY																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCI	NORM	% COND	VALUATION BY					STANDARD												
Exterior Wall	12	CEDAR 100								0900	01	2,220	111.2300		132.09	293,240	1982	1982	0	0	20.00	80.00	Tax Group: 8					Tax Dist:											
RooF Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2021										Heated Area: 1943										HX Base Yr 2021									
RooF Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	12	HARDWOOD 50																																					
Interior Floo	14	CARPET 50																																					
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	1,943	100	1,943	205,321																																			
FCP	440	25	110	11,624																																			
FEP	192	80	154	16,274																																			
FOP	39	30	12	1,268																																			
STP	12	10	1	106																																			
TOTALS		2,626		2,220	234,592																																		
EXTRA FEATURES					1508 PLANTATION OAKS LN, FERNANDINA BEACH																																		
L N	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	0	0	949.00	SF	5.20	5.20	100	1982	1982	3	41	2,023																								
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890																								
3	1242	WD DECK A	0 100	20	10	200.00	SF	10.00	10.00	100	1997	1997	3	20	400																								
4	0940	SHEDS/PORIT	0 100	12	12	144.00	SF	21.30	21.30	100	1997	1997	3	20	613																								
5	0861	POOL GUNIT	0 100	0	0	384.00	SF	85.00	85.00	100	2021	2021	3	98	31,987																								
6	0911	SCRN RM A	0 100	24	34	816.00	SF	17.50	17.50	100	2021	2021	3	97	13,852																								
7	0855	CONC PAVER	0 100	0	0	432.00	SF	10.00	10.00	100	2021	2021	3	100	4,320																								
8	0855	CONC PAVER	0 100	0	0	566.00	SF	10.00	10.00	100	2021	2021	3	100	5,660																								
TOTAL OB/XF										60,745																													
LAND DESCRIPTION																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 12/13/2021 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																																							