LOT 10
IN OR 1568/1642
PLANTATION OAKS 1 PB 4/116

LINDHART RONALD A & TARA K REV LIVING TRUST/LINDHA
1520 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0510-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

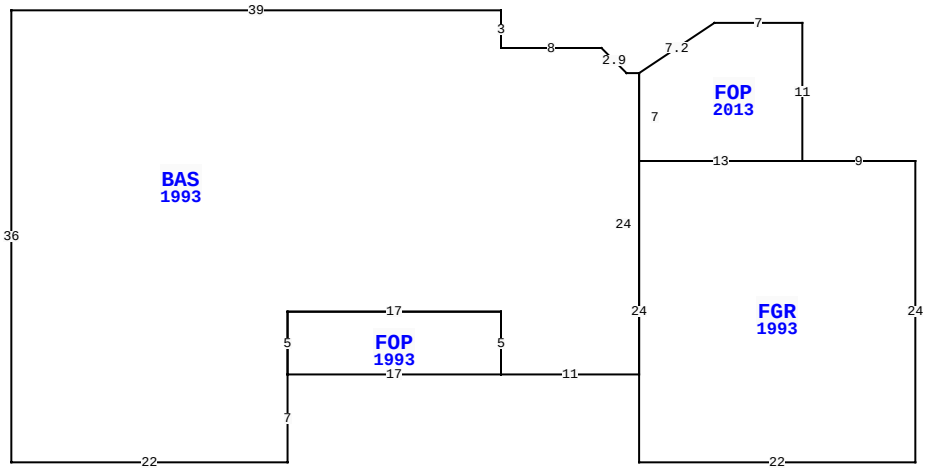
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1,482	100	1,482	174,277
FGR	528	55	290	34,103
FOP	85	30	26	3,057
FOP	131	30	39	4,586
TOTALS	2,226		1,837	216,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,837	113.5000	134.78	247,591	1982	1996	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2009 Heated Area: 1482 HX Base Yr 2009



1520 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		216,023
TOTAL MARKET OB/XF VALUE		5,977
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		472,000
SOH/AGL Deduction		297,212
ASSESSED VALUE		174,788
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,788
TOTAL JUST VALUE		472,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1316313	SWIM POOL	0	01/01/2013
B960547	REPAIR/RRF	1,900	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1568/1642	5/29/2008	WD	Q	I		246,700
GRANTOR: HERON MARIELLEN L						
GRANTEE: LINDHART RONALD A &						
1254/0598	8/23/2004	WD	Q	I		179,000
GRANTOR: GILLAND BYRON JR & JA						
GRANTEE: HERON MARIELLEN L						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W9 FOP=[YR=2013] N11 W7 D4 L6 BAS=[YR=1993] W1 U2 L2 W8 N3 W39 S36 E22 N7 FOP=[YR=1993] E17 N5 W17 S5$ N5 E17 S5 E11 N24$ S7 E13$ W13 S24 E22 N24$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	
2	0812	CONCRETE C	0	100	0	0	1,050.00	SF	4.00	4.00	100	1982	1982	3	41	1,722	
3	0855	CONC PAVER	0	100	54	3	162.00	SF	7.00	7.00	100	2009	2009	3	91	1,032	
4	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	100	1982	1982	3	41	1,333	

LAND DESCRIPTION

TOTAL OB/XF 5,977

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 07/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS