

LOT 11
IN OR 926/1706
PLANTATION OAKS 1 PB 4/116

YOUNGER MATTHEW K & JENNIFER
1532 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0510-0011-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8														
Exterior Wall	05	AVERAGE 100	0900	01	2,135	106.8200	126.85	270,825	1982	1982	0	0	0	17.25	82.75	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2001													Tax Group: 8 Tax Dist:													
Roof Cover	03	COMP SHNGL 100	Heated Area: 1740													BUILDING MARKET VALUE 224,108													
Interior Wall	05	DRYWALL 100	HX Base Yr 2001													TOTAL MARKET OB/XF VALUE 8,787													
Interior Floo	12	HARDWOOD 60														TOTAL LAND VALUE - MARKET 250,000													
Interior Floo	14	CARPET 40														TOTAL MARKET VALUE 482,895													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 303,552													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 179,343													
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB 50,000													
Bathrooms	2	100														BASE TAXABLE VALUE 129,343													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 482,895													
Stories	1.	1. 100														NCON VALUE 0													
Units	0	100														INCOME VALUE													
BUD8 Adjustme	05	DIST 1A 100														PREVIOUS YEAR MKT VALUE 321,314													
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	1,740	100	1,740	182,645																									
FGR	480	55	264	27,711																									
FOP	76	30	23	2,415																									
USP	360	30	108	11,337																									
TOTALS			2,656	2,135	224,108																								
EXTRA FEATURES															1532 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	0812	CONCRETE C	0	100	0	0	1,500.00	SF	4.00	4.00	100	1982	1982	3	41	2,460													
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	0810	CONCRETE A	0	100	0	0	87.00	SF	6.50	6.50	100	1995	1995	3	72	407													
4	0820	WOOD WALK	0	100	0	0	464.00	SF	11.75	11.75	100	2008	2008	3	40	2,181													
5	1242	WD DECK A	0	100	0	0	275.00	SF	10.00	10.00	100	2008	2008	3	40	1,100													
6	0940	SHEDS/PORT	0	100	12	8	96.00	SF	19.50	19.50	100	2008	2008	3	40	749													
TOTAL OB/XF															8,787														
LAND DESCRIPTION															TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 07/26/2016 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																													