LOT 13
IN OR 642 PG 914
PLANTATION OAKS 1 PB 4/116

GRIMSLEY GARY L & TRACY J
1556 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0510-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

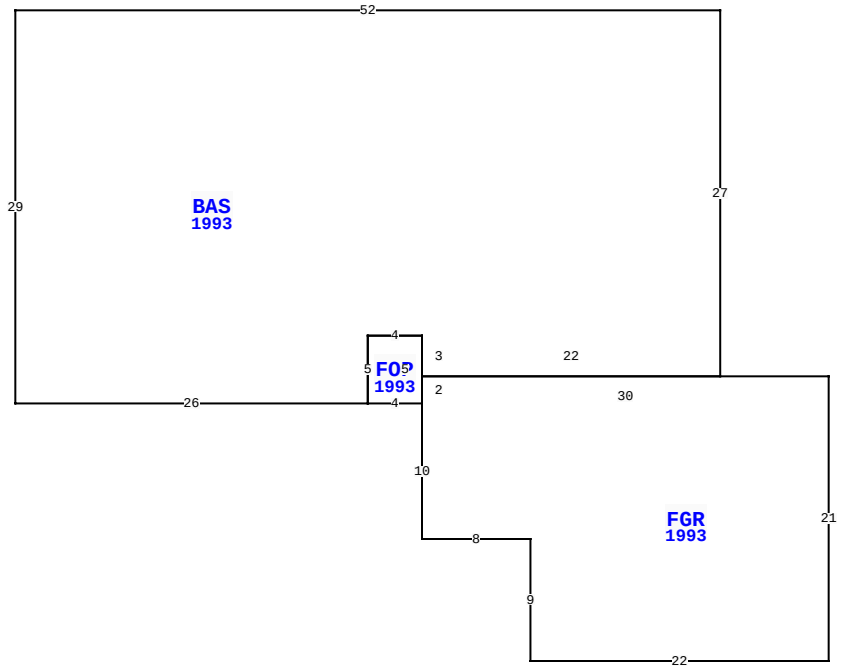
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,444	100	1,444	162,963
FGR	558	55	307	34,647
FOP	20	30	6	677
TOTALS	2,022		1,757	198,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,757	114.5000	135.97	238,899	1983	1983	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 1992 Heated Area: 1444 HX Base Yr 1992



1556 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		198,286
TOTAL MARKET OB/XF VALUE		5,869
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		454,155
SOH/AGL Deduction		315,389
ASSESSED VALUE		138,766
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,766
TOTAL JUST VALUE		454,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0642/0914	11/27/1991	WD	U	I	03	77,400
GRANTOR: SEC VET AFFAIRS						
GRANTEE: GRIMSLEY GARY & T J						
0627/0932	6/03/1991	CT	U	I	14	77,300
GRANTOR: SPEARS DON & KAI						
GRANTEE: GE CAPITAL MTG SERV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S29 E26 FOP=[YR=1993] E4 FGR=[YR=1993] S10 E8 S9 E22 N21 W30 S2$ N5 W4 S5$ N5 E4 S3 E22 N27 $.

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	1983	1983	3	56	1,960	
2	0812	CONCRETE C	0	100	0	0	1,477.00	SF	4.00	4.00	100	1983	1983	3	44	2,600	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	15.00	15.00	100	1983	1983	3	20	240	
4	0462	ST/AL FNC	0	100	0	0	160.00	SF	10.00	10.00	100	1993	1993	3	20	320	
5	0940	SHEDS/PORT	0	100	12	16	192.00	SF	19.50	19.50	100	2000	2000	3	20	749	

LAND DESCRIPTION

TOTAL OB/XF 5,869

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