LOT 17
IN OR 1335/301
PLANTATION OAKS SUB 2 PB 5/38

LLARENA SUSAN
1409 PLANTATION OAKS TERRACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0512-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

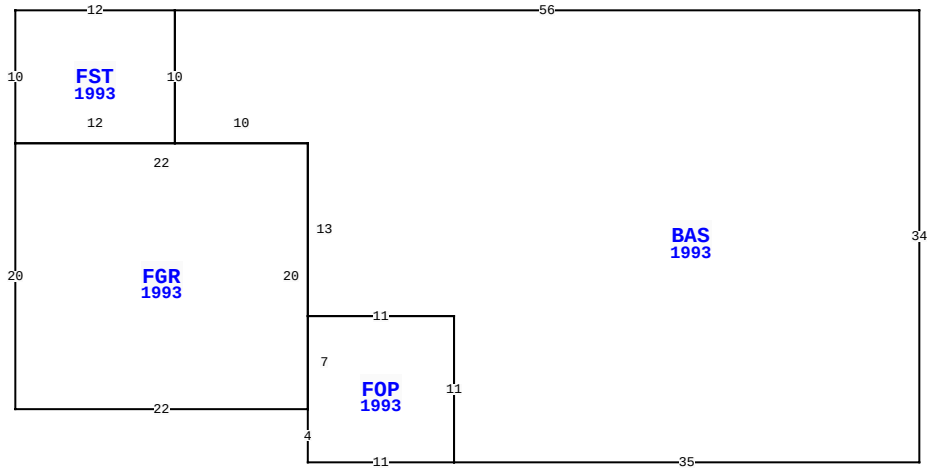
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,543	100	1,543	160,000
FGR	440	55	242	25,094
FOP	121	30	36	3,733
FST	120	55	66	6,843
TOTALS	2,224		1,887	195,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,887	107.2120	127.31	240,234	1984	1984	0	0	0	18.55	81.45

1 SNGL FAM – 100% - 1988 Heated Area: 1543 HX Base Yr 1988



1409 PLANTATION OAKS TER, 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		195,671
TOTAL MARKET OB/XF VALUE		6,328
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		451,999
SOH/AGL Deduction		298,756
ASSESSED VALUE		153,243
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,243
TOTAL JUST VALUE		451,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/0301	7/21/2005	QC	U	I	01	100
GRANTOR: LLARENA ALEX						
GRANTEE: LLARENA SUSAN						
0508/0956	1/20/1987	WD	Q	I		102,000
GRANTOR: WOOLLEY MARK & VICKI						
GRANTEE: LLARENA ALEX & SUSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 FST=[YR=1993] W12 S10 FGR=[YR=1993] S20 E22 FOP=[YR=1993] S4 E11 N11 W11 S7$ N20 W22$ E12 N10$ S10 E10 S13 E11 S11 E35 N34$.

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	1984	1984	3	58	2,030	
2	0812	CONCRETE C	0	100	0	0	864.00	SF	4.00	4.00	100	1984	1984	3	47	1,624	
3	0812	CONCRETE C	0	100	26	3	78.00	SF	4.00	4.00	100	1985	1985	3	49.5	154	
4	1242	WD DECK A	0	100	14	30	420.00	SF	10.00	10.00	100	2012	2012	3	60	2,520	

LAND DESCRIPTION

TOTAL OB/XF 6,328

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