

STOLL TIMOTHY
4925 PLANTATION OAKS DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0512-0018-0000

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		VALUATION SUMMARY																																																																																																																																																																																																																																					
Exterior Wall		16		WD FR STUC 100		0900		01		1,894		111.6000		132.52		250,993		1984		1984		0		0		0		19.00		81.00		VALUATION BY																																																																																																																																																																																																																																			
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 100% - 2020								Heated Area: 1675																STANDARD																																																																																																																																																																																																																																			
Roof Cover		03		COMP SHNGL 100																												Tax Group: 8																																																																																																																																																																																																																																			
Interior Wall		05		DRYWALL 100																												Tax Dist:																																																																																																																																																																																																																																			
Interior Floo		14		CARPET 80																												BUILDING MARKET VALUE																																																																																																																																																																																																																																			
Interior Floo		11		CLAY TILE 20																												TOTAL MARKET OB/XF VALUE																																																																																																																																																																																																																																			
Air Condition		03		CENTRAL 100																												TOTAL LAND VALUE - MARKET																																																																																																																																																																																																																																			
Heating Type		04		AIR DUCTED 100																												TOTAL MARKET VALUE																																																																																																																																																																																																																																			
Bedrooms				3 100																												SOH/AGL Deduction																																																																																																																																																																																																																																			
Bathrooms				2 100																												ASSESSED VALUE																																																																																																																																																																																																																																			
Frame		02		WOOD FRAME 100																												TOTAL EXEMPTION VALUE																																																																																																																																																																																																																																			
Stories		1.		1. 100																												BASE TAXABLE VALUE																																																																																																																																																																																																																																			
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BUD8 Adjustme		05		DIST 1A 100																												NCON VALUE																																																																																																																																																																																																																																			
Occupancy		00		NONE 100																												INCOME VALUE																																																																																																																																																																																																																																			
Quality		03		Quality Level 03																												PREVIOUS YEAR MKT VALUE																																																																																																																																																																																																																																			
DOR CODE		0100		SINGLE FAMILY																																																																																																																																																																																																																																																															
MAP NUM				MKT AREA																																																																																																																																																																																																																																																															
NEIGHBORHOOD/LOC		3031.00																																																																																																																																																																																																																																																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																																																																																																																																																																																																																																											
BAS		1,675		100		1,675		179,797																																																																																																																																																																																																																																																											
FGR		399		55		219		23,508																																																																																																																																																																																																																																																											
TOTALS		2,074		1,894		203,304																																																																																																																																																																																																																																																													
EXTRA FEATURES										4925 PLANTATION OAKS DR, FERNANDINA BEACH										BLD DATE										LGL DATE																																																																																																																																																																																																																																					
																				XF DATE										LAND DATE																																																																																																																																																																																																																																					
																				INC DATE										AG DATE																																																																																																																																																																																																																																					
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		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		0811		CONCRETE B		0 100		0 0		500.00		SF		5.20		5.20		100		1984		1984		3		47		1,222																																																																																																																																																																																																																																							
3		0811		CONCRETE B		0 100		26 3		78.00		SF		5.20		5.20		100		1985		1985		3		49.5		201																																																																																																																																																																																																																																							
4		0861		POOL GUNIT		0 100		30 13		390.00		SF		85.00		85.00		100		1993		1993		3		20		6,630																																																																																																																																																																																																																																							
5		0845		KOOL DECK		0 100		0 0		694.00		SF		7.25		7.25		100		1993		1993		3		68		3,421																																																																																																																																																																																																																																							
6		0940		SHEDS/PORT		0 100		6 8		48.00		SF		30.00		30.00		100		1990		1990		3		20		288																																																																																																																																																																																																																																							
7		0811		CONCRETE B		0 100		0 0		1,584.00		SF		5.20		5.20		100		1995		1995		3		72		5,930																																																																																																																																																																																																																																							
8		0851		PATIO STON		0 100		0 0		216.00		SF		0.75		0.75		100		1995		1995		3		72		117																																																																																																																																																																																																																																							
9		1242		WD DECK A		0 100		12 19		228.00		SF		10.00		10.00		100		2005		2005		3		27		616																																																																																																																																																																																																																																							
10		0350		CARPORT WD		0 100		10 14		140.00		SF		13.00		13.00		100		2005		2005		3		27		491																																																																																																																																																																																																																																							
LAND DESCRIPTION										TOTAL OB/XF										20,946																																																																																																																																																																																																																																															
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT 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																																																																																																																																																																																																																																	