

LOT 19
IN OR 498 PG 211
PLANTATION OAKS SUB 2 PB 5/38

SHIPMAN JEFFREY R & KATHERINE
4923 PLANTATION OAKS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0512-0019-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 90
Exterior Wall	16 WD FR STUC 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	13 LVT/LAMNT 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

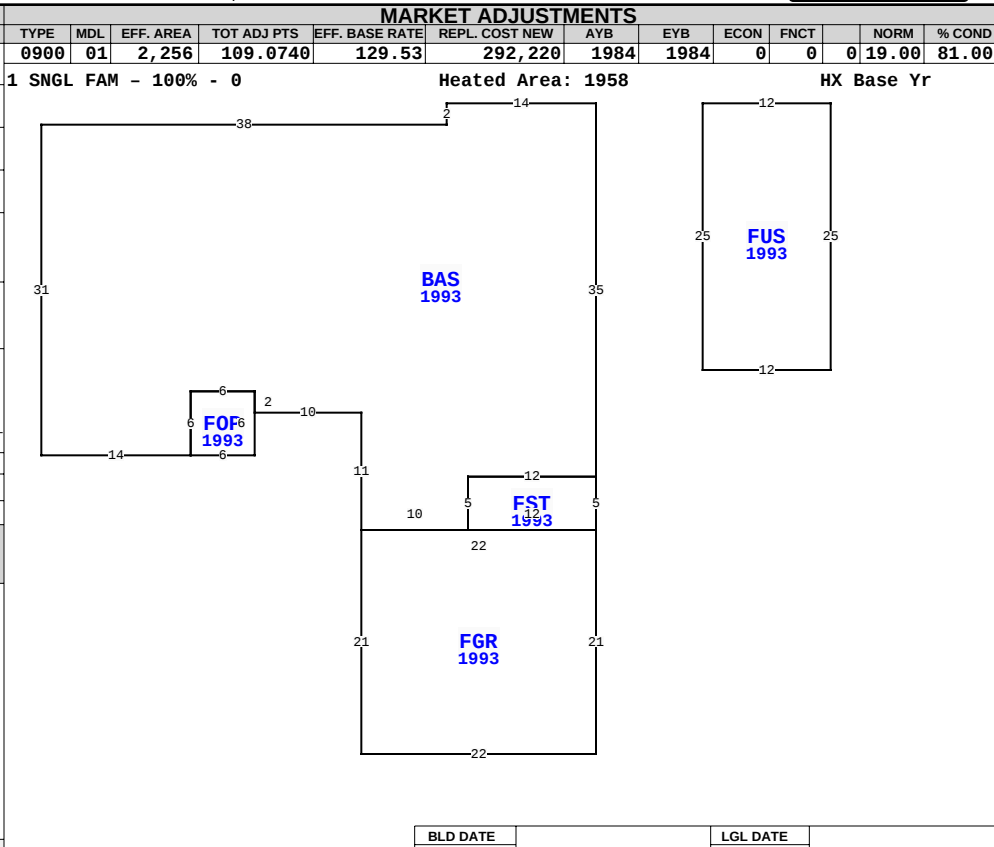
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	03
NEIGHBORHOOD/LOC	3031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1,658	173,956
FGR	462	55	254	26,650
FOP	36	30	11	1,154
FST	60	55	33	3,462
FUS	300	100	300	31,476
TOTALS	2,516		2,256	236,698

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,260.00	SF	4.00	
4	0845	KOOL DECK	0 100	0	0	540.00	SF	7.25	
5	0810	CONCRETE A	0 100	24	12	288.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00



TOTAL OB/XF									
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		236,698	
TOTAL MARKET OB/XF VALUE		7,737	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		494,435	
SOH/AGL Deduction		323,776	
ASSESSED VALUE		170,659	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		120,659	
TOTAL JUST VALUE		494,435	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0411/0589	2/01/1984	WD	Q	I	
GRANTOR:					
GRANTEE:					
0401/0505	10/01/1983	MS	U	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W14 S2 W38 S31 E14 FOP=[YR=1993] E6 N6 W6 S6\$ N6 E6 S2 E10 S11 FGR=[YR=1993] S21 E22 N21 FST=[YR=1993] N5 W12 S5 E12\$ W22\$ E10 N5 E12 N35\$ PTR= E10 FUS=[YR=1993] E12 S25 W12 N25\$ W10\$.									