

LOT 21
IN OR 1388/179
PLANTATION OAKS SUB II PB 5/38

BARRETT CARALEE M
4920 PLANTATION OAKS DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0512-0021-0000



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														
Exterior Wall	05	AVERAGE 100	0900	01	1,616	114.2400	135.66	219,227	1984	1994	0	0	0	13.75	86.25	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2007													Heated Area: 1526													
Roof Cover	12	MODULAR MT 100														HX Base Yr 2007													
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3 100																											
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	1,070	100	1,070	125,197																									
BAS	456	100	456	53,355																									
FSP	80	40	32	3,744																									
USP	192	30	58	6,786																									
TOTALS			1,798	1,616	189,083																								
EXTRA FEATURES			4920 PLANTATION OAKS DR, 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	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	710.00	SF	5.20	5.20	100	1984	1984	3	47	1,735														
3	0866	POOL FIBER	0 100	35	17	595.00	SF	72.00	72.00	100	1987	1987	3	20	8,568														
4	0845	KOOL DECK	0 100	0	0	420.00	SF	7.25	7.25	100	1987	1987	3	54.5	1,660														
5	0940	SHEDS/PORT	0 100	14	20	280.00	SF	30.00	30.00	100	2005	2005	3	27	2,268														
6	0810	CONCRETE A	0 100	0	0	452.00	SF	6.50	6.50	100	2005	2005	3	87	2,556														
7	0810	CONCRETE A	0 100	0	0	240.00	SF	6.50	6.50	100	2017	2017	3	97	1,513														
TOTAL OB/XF 20,330																													
LAND DESCRIPTION																													
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 06/26/2017 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																													

VALUATION BY

Tax Group: 8

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

189,083

20,330

250,000

459,413

287,572

171,841

55,000

116,841

459,413

0

302,579

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1632140

FGR/SFB

31,939

04/01/2016

BP3769

N/A

10,500

12/18/1986

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1388/0179

2/09/2006

WD Q I

245,900

GRANTOR: TOOLEY RICHARD L & KA

GRANTEE: BARRETT CARALEE

0911/1160

12/15/1999

WD Q I

150,000

GRANTOR: CREMONA FRANK & INGA

GRANTEE: TOOLEY RICHARD L &

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2010] W12 BAS=[YR=1993] W46 S25 E21 FSP=[YR=2010] E11

BAS=[YR=2017] S24 E19 N24 W19\$ N4 W5 N6 W6 S10\$ N10 E6 S6 E5

S4 E14 N25\$ S16 E12 N16\$.