LOT 22
PLANTATION OAKS SUB 2 PB 5/38

**BIALEK JOHN J/WARD PATRICIA A**
4922 PLANTATION OAKS DR
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-0512-0022-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 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 |

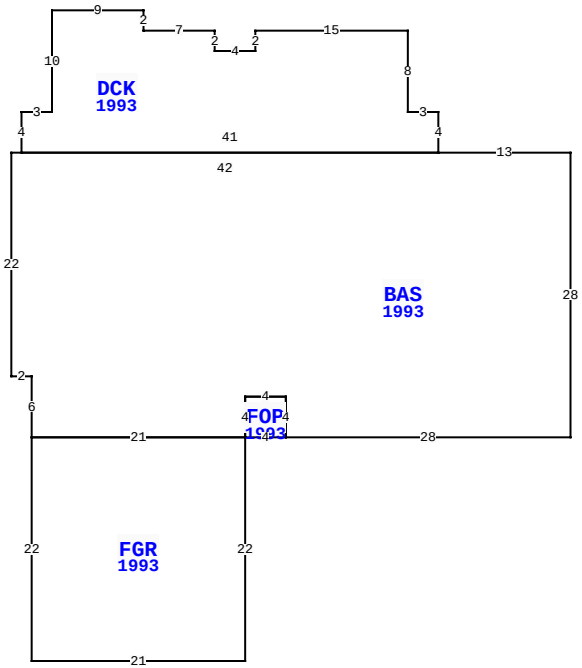
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,512 | 100 | 1,512 | 190,993 |
| DCK | 454 | 10 | 45 | 5,684 |
| FGR | 462 | 55 | 254 | 32,085 |
| FOP | 16 | 30 | 5 | 632 |
| TOTALS | 2,444 | | 1,816 | 229,394 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,816 | 115.0000 | 136.56 | 247,993 | 1984 | 2006 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SNGL FAM – 0% - 0 Heated Area: 1512 HX Base Yr




4922 PLANTATION OAKS DR, 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 | 229,394 |
| TOTAL MARKET OB/XF VALUE | 25,394 |
| TOTAL LAND VALUE - MARKET | 250,000 |
| TOTAL MARKET VALUE | 504,788 |
| SOH/AGL Deduction | 113,715 |
| ASSESSED VALUE | 391,073 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 391,073 |
| TOTAL JUST VALUE | 504,788 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 375,516 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B21535 | REMODEL | 7,986 | 06/01/2008 |
| B21268 | SHUTTERS | 4,737 | 04/01/2008 |
| B4086 | N/A | 9,650 | 05/12/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2284/0337 | 6/18/2019 | WD | Q | I | 01 | 393,000 |
| GRANTOR: MURPHY KATHLEEN C | | | | | | |
| GRANTEE: BIALEK JOHN J & PAT | | | | | | |
| 0888/0812 | 6/23/1999 | WD | Q | I | | 153,000 |
| GRANTOR: MCNABB CHARLES A & RU | | | | | | |
| GRANTEE: MURPHY KATHLEEN C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W13 DCK=[YR=1993] N4 W3 N8 W15 S2 W4 N2 W7 N2 W9 S10 W3 S4 E41$ W42 S22 E2 S6 FGR=[YR=1993] S22 E21 N22 W21$ E21 FOP=[YR=1993] E4 N4 W4 S4$ N4 E4 S4 E28 N28$ .

## 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1984 | 1984 | 3 | 58 | 2,030 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 877.00 | SF | 5.20 | 5.20 | 100 | 1984 | 1984 | 3 | 47 | 2,143 | |
| 3 | 0100 | BAR-B-Q | 0 | 0 | 0 | 0 | 1.00 | UT | 200.00 | 200.00 | 100 | 1984 | 1984 | 3 | 20 | 40 | |
| 4 | 0861 | POOL GUNIT | 0 | 0 | 32 | 30 | 960.00 | SF | 85.00 | 85.00 | 100 | 1987 | 1987 | 3 | 20 | 16,320 | |
| 5 | 0845 | KOOL DECK | 0 | 0 | 127 | 6 | 762.00 | SF | 7.25 | 7.25 | 100 | 1987 | 1987 | 3 | 54.5 | 3,011 | |
| 7 | 0462 | ST/AL FNC | 0 | 0 | 45 | 5 | 225.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 40 | 900 | |
| 8 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2004 | 2004 | 3 | 66 | 396 | |
| 9 | 1076 | TRELLIS A | 0 | 0 | 12 | 12 | 144.00 | SF | 7.50 | 7.50 | 100 | 2004 | 2004 | 3 | 40 | 432 | |
| 10 | 1076 | TRELLIS A | 0 | 0 | 20 | 3 | 60.00 | SF | 7.50 | 7.50 | 100 | 2000 | 2000 | 3 | 27 | 122 | |

## LAND DESCRIPTION

TOTAL OB/XF 25,394

| 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 | 0 | | 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 07/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS