LOT 23
IN OR 527 PG 1089
PLANTATION OAKS SUB 2 PB 5/38

VERNON ROSA LEE SIPPLE
4924 PLANTATION OAKS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0512-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

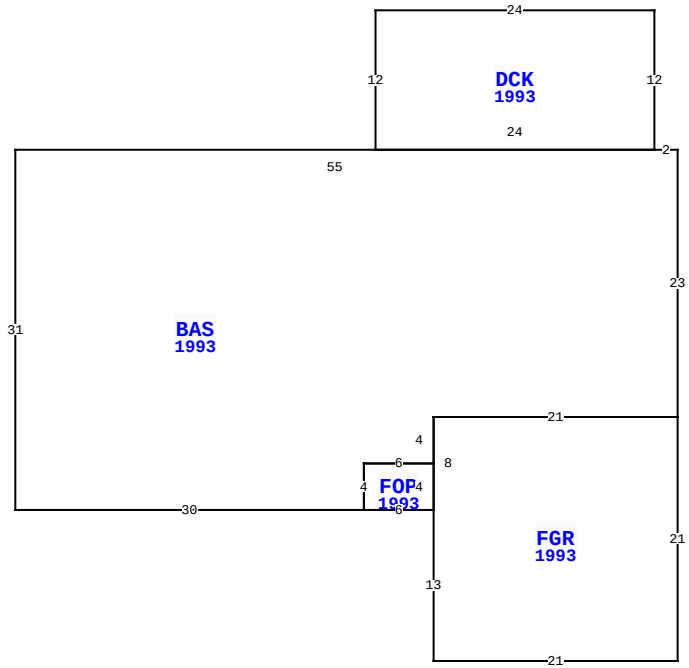
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,575	100	1,575	163,224
DCK	288	10	29	3,006
FGR	441	55	243	25,183
FOP	24	30	7	725
TOTALS	2,328		1,854	192,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,854	106.1340	126.03	233,660	1984	1984	0	0	0	17.77	82.23

1 SNGL FAM – 100% - 1985 Heated Area: 1575 HX Base Yr 1985



4924 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		192,139
TOTAL MARKET OB/XF VALUE		5,903
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		448,042
SOH/AGL Deduction		296,642
ASSESSED VALUE		151,400
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		101,400
TOTAL JUST VALUE		448,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B132754	DRIVEWAY	2,000	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0527/1089	10/01/1987	FS	U	I		100
GRANTOR: SIPPLE JOHN B						
GRANTEE: SIPPLE ROSE LEE						
0433/0337	9/01/1984	WD	Q	I		76,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 DCK=[YR=1993] N12 W24 S12 E24$ W55 S31 E30 FOP=[YR=1993] E6 FGR=[YR=1993] S13 E21 N21 W21 S8$ N4 W6 S4$ N4 E6 N4 E21 N23$.

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	0810	CONCRETE A	0	100	0	0	66.00	SF	6.50	6.50	100	1984	1984	3	47	202	
3	0812	CONCRETE C	0	100	0	0	966.00	SF	4.00	4.00	100	2013	2013	3	95	3,671	

LAND DESCRIPTION

TOTAL OB/XF 5,903

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 07/27/2016 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS