LOT 24
PLANTATION OAKS SUB 2 PB 5/38

LAWSON SCOTT W &/GASPARICH PETER RICHARD
1535 PLANTATION OAKS TER
FERNANDINA BEACH, FL 32034

2023

00-00-30-0512-0024-0000

BUILDING CHARACTERISTICS

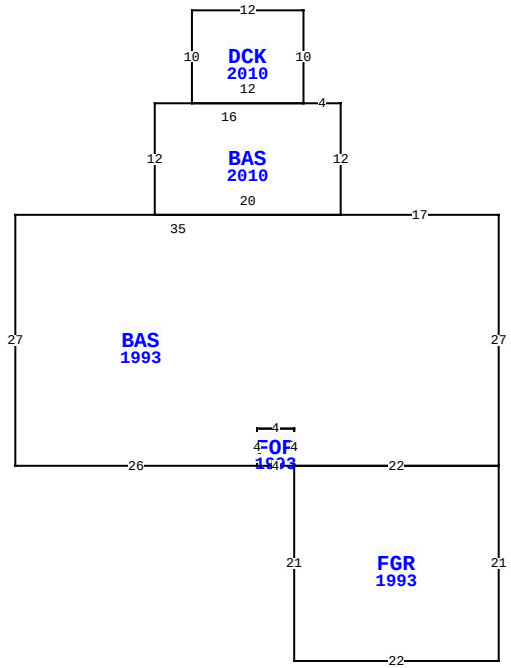
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,388	100	1,388	162,204
BAS	240	100	240	28,047
DCK	120	10	12	1,402
FGR	462	55	254	29,683
FOP	16	30	5	584
TOTALS	2,226		1,899	221,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,899	116.2280	138.02	262,100	1984	1990	0	0	0	15.33	84.67

1 SNGL FAM – 50% - 2022 Heated Area: 1628 HX Base Yr 2022



1535 PLANTATION OAKS TER, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		221,920
TOTAL MARKET OB/XF VALUE		4,401
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		476,321
SOH/AGL Deduction		139,112
ASSESSED VALUE		337,209
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		287,209
TOTAL JUST VALUE		476,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/1599	9/19/2022	FJ	U	I	11	0
GRANTOR: GASPARICH STEPHANIE E						
GRANTEE: GAPRARICH PETER RIC						
1433/1265	8/01/2006	PR	U	I	01	100
GRANTOR: LAWSON SCOTT W P/R						
GRANTEE: LAWSON SCOTT W & ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 BAS=[YR=2010] N12 W4 DCK=[YR=2010] N10 W12 S10 E12$ W16 S12 E20$ W35 S27 E26 FOP=[YR=1993] E4 FGR=[YR=1993] S21 E22 N21 W22$ N4 W4 S4$ N4 E4S4 E22 N27$.

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	50	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
2	0811	CONCRETE B	0	50	0	0	970.00	SF	5.20	5.20	100	1984	1984	3	47	2,371	

LAND DESCRIPTION

TOTAL OB/XF 4,401

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	50		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