LOT 27
IN OR 2015/1325
PLANTATION OAKS #3 PB 5/144

BALOGA G MICHAEL & DEBORAH
1550 PLANTATION OAKS TER
FERNANDINA BEACH, FL 32034

2023

00-00-30-0513-0027-0000

BUILDING CHARACTERISTICS

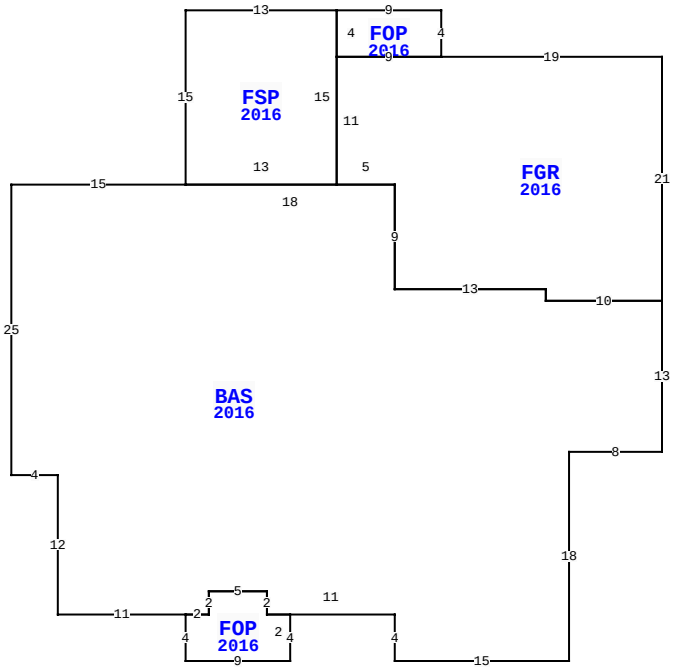
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,745	100	1,745	232,063
FGR	525	55	289	38,433
FOP	36	30	11	1,463
FOP	46	30	14	1,861
FSP	195	40	78	10,373
TOTALS	2,547		2,137	284,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,137	115.4538	137.10	292,983	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2017 Heated Area: 1745 HX Base Yr 2017



1550 PLANTATION OAKS TER, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		284,194
TOTAL MARKET OB/XF VALUE		11,826
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		546,020
SOH/AGL Deduction		271,899
ASSESSED VALUE		274,121
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		224,121
TOTAL JUST VALUE		546,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632031	CO ISSUED	0	11/23/2016
B1632031	NEW CONSTR	225,452	04/07/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2015/1325	11/25/2015	WD	Q	V	01	50,500
GRANTOR: SANTANA JOAQUIN & LOU						
GRANTEE: BALOGA G MICHAEL &						
1250/1144	8/04/2004	WD	Q	V		140,000
GRANTOR: ISLAND CONSTRUCTION O						
GRANTEE: SANTANA JOAQUIN & L						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2016] W19 FOP=[YR=2016] N4 W9 FSP=[YR=2016] W13 S15 BAS=[YR=2016] W15 S25 E4 S12 E11 FOP=[YR=2016] S4 E9 N4 W2 N2 W5 S2 W2$ E2 N2 E5 S2 E11 S4 E15 N18 E8 N13 W10 N1 W13 N9 W18$ E13 N15$ S4 E9$ W9 S11 E5 S9 E13 S1 E10 N21$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	
2	0810	CONCRETE A	0	100	0	0	162.00	SF	6.50	6.50	100	2016	2016	3	97	1,021	
3	0812	CONCRETE C	0	100	0	0	1,389.00	SF	4.00	4.00	100	2016	2016	3	97	5,389	
4	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2016	2016	3	92	3,180	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 11,826

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 09/13/2016 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS