LOT 28
PLANTATION OAKS #3 PB 5/144

GREANEY KEVIN J & ELIZABETH CAREY
6273 CANTERBURY DRIVE
EASTON, MD 21601

2023

00-00-30-0513-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

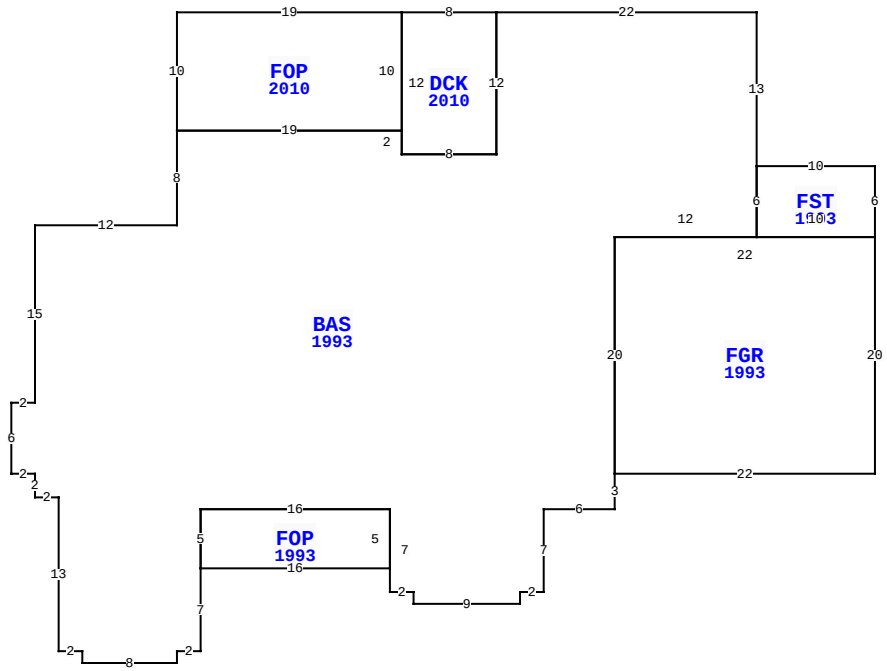
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	2,046	100	2,046	232,748
DCK	96	10	10	1,137
FGR	440	55	242	27,529
FOP	80	30	24	2,731
FOP	190	30	57	6,484
FST	60	55	33	3,754
TOTALS	2,912		2,412	274,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,412	112.3668	133.44	321,857	1988	1992	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 2000 Heated Area: 2046 HX Base Yr 2000



1558 PLANTATION OAKS TER, 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		274,383
TOTAL MARKET OB/XF VALUE		6,881
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		531,264
SOH/AGL Deduction		323,810
ASSESSED VALUE		207,454
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,454
TOTAL JUST VALUE		531,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4725	NEW CONSTR	82,300	03/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/1595	6/05/2023	WD	Q	I	01	605,000
GRANTOR: ANDERSON DONALD J & T						
GRANTEE: GREANEY KEVIN J & E						
0864/1524	1/28/1999	WD	Q	I		141,000
GRANTOR: LOVING DEBORAH K F/N/						
GRANTEE: ANDERSON DONALD J &						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W10 BAS=[YR=1993] N13 W22 DCK=[YR=2010] W8 FOP=[YR=2010] W19 S10 E19 N10$ S12 E8 N12$ S12 W8 N2 W19 S8 W12 S15 W2 S6 E2 S2 E2 S13 E2S1 E8 N1 E2 N7FOP=[YR=1993] E16 N5 W16 S5$ N5 E16 S7 E2 S1 E9 N1 E2 N7 E6 N3 FGR=[YR=1993] E22 N20 W22S20$ N20 E12 N6$ S6 E10 N6$.

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	0810	CONCRETE A	0	100	33	3	99.00	SF	6.50	6.50	100	1988	1988	3	57	367	
2	0812	CONCRETE C	0	100	0	0	1,328.00	SF	4.00	4.00	100	1988	1988	3	57	3,028	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
4	1242	WD DECK A	0	100	49	12	588.00	SF	10.00	10.00	100	1988	1988	3	20	1,176	

LAND DESCRIPTION

TOTAL OB/XF 6,881

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