

LOT 31
IN OR 1794/1611
PLANTATION OAKS #3 PB 5/144

SELPH KYLE & MICHELLE
1570 PLANTATION OAKS TERRACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0513-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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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	1,495	100	1,495	166,764
FGR	567	55	312	34,803
FOP	162	30	49	5,466
FUS	625	100	625	69,717
UOP	315	20	63	7,027
TOTALS	3,164		2,544	283,777

EXTRA FEATURES

L N	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	1989	1989	3	68	2,380	
2	0812	CONCRETE C	0 100	0	0	1,908.00	SF	4.00	4.00	100	1989	1989	3	59.5	4,541	
3	0469	VF LATTIC	0 100	0	0	42.00	SF	5.50	5.50	100	2000	2000	3	55	127	
4	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	2012	2012	3	71	27,158	
5	0855	CONC PAVER	0 100	0	0	565.00	SF	7.00	7.00	100	2012	2012	3	94	3,718	
6	0462	ST/AL FNC	0 100	0	0	672.00	SF	10.00	10.00	100	2012	2012	3	71	4,771	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 DJX

MARKET ADJUSTMENTS													HEATED AREA: 2120		HX Base Yr 2013	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND					
0900	01	2,544	112.4928	133.59	339,853	1989	1989		0	0	16.50	83.50				
1 SNGL FAM - 100% - 2013																

1570 PLANTATION OAKS TER, FERNANDINA BEACH

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

TOTAL OB/XF 42,695

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY				8			
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				283,777			
TOTAL MARKET OB/XF VALUE				42,695			
TOTAL LAND VALUE - MARKET				250,000			
TOTAL MARKET VALUE				576,472			
SOH/AGL Deduction				344,294			
ASSESSED VALUE				232,178			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				182,178			
TOTAL JUST VALUE				576,472			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				397,844			
PERMIT NUM				DESCRIPTION			
B1226329				POOL			
3263				NEW CONSTR			
2773				H/AC			
5452				NEW CONSTR			
5234				NEW CONSTR			
AMT				ISSUED			
28,000				08/01/2012			
0				10/26/1988			
4,200				10/21/1988			
3,200				10/21/1988			
78,500				10/17/1988			
SALES DATA							
OFF RECORD Number				DATE			
1794/1611				5/25/2012			
TYPE INST				Q U			
WD				Q I			
RSN CD				02			
SALE PRICE				223,000			
GRANTOR: GASTER ORVAL ROBERT &							
GRANTEE: SELPH KYLE & MICHEL							
0563/0274				2/13/1989			
WD				Q I			
132,500							
GRANTOR: ISLAND CONSTRUCTION							
GRANTEE: GASTER ORVAL ROBERT							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=1993] W22 S20 W2 S5 W14 S22 E20 N1 FOP=[YR=1993] E27							
FGR=[YR=1993] S1 E21 N27 W12 UOP=[YR=1993] N20 W18 S15 E9 S5							
E9 \$ W9 S26 \$ N6 W27 S6 \$ N6 E27 N25 W9 N15 \$ PTR= E45							
FUS=[YR=1993] E25 S25 W25 N25 \$ W45 \$.							

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