LOT 34
IN OR 562/166
PLANTATION OAKS #3 PB 5/144

ANDERSON JAMES M & SANDRA
1569 PLANTATION OAKS TERRACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0513-0034-0000

BUILDING CHARACTERISTICS

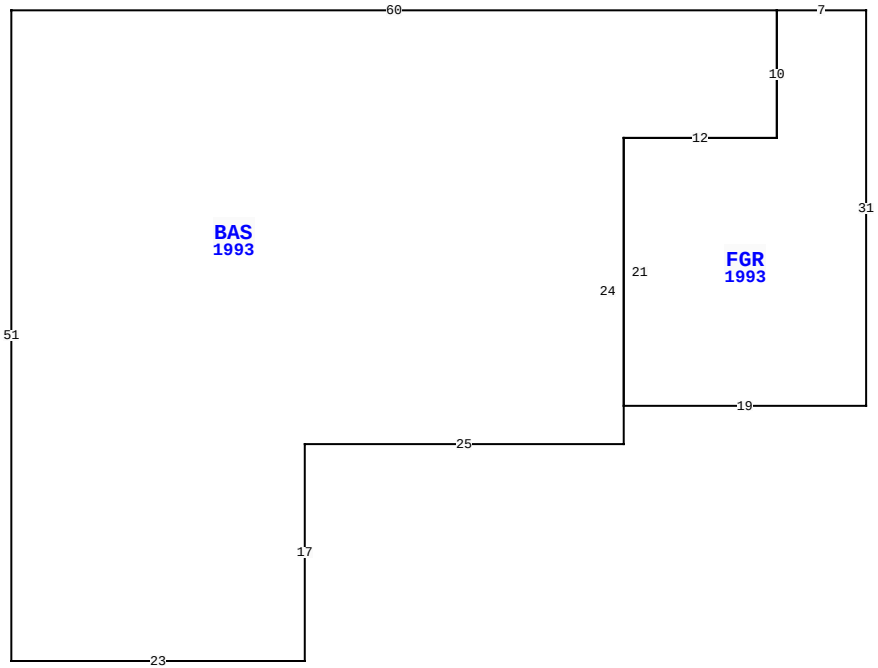
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,143	100	2,143	277,624
FGR	469	55	258	33,424
TOTALS	2,612		2,401	311,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,401	127.5960	151.52	363,800	1989	1993	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 1990 Heated Area: 2143 HX Base Yr 1990



1569 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		311,049
TOTAL MARKET OB/XF VALUE		25,570
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		586,619
SOH/AGL Deduction		373,860
ASSESSED VALUE		212,759
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,759
TOTAL JUST VALUE		586,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5636	NEW CONSTR	350	01/13/1989
5593	NEW CONSTR	2,980	12/21/1988
2853	H/AC	3,100	12/21/1988
5281	NEW CONSTR	79,500	11/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0562/0166	1/30/1989	WD	Q	I		148,900
GRANTOR: ISLAND CONSTRUCTION						
GRANTEE: ANDERSON JAMES & S						
0523/1151	4/15/1987	MS	U	V		180,000
GRANTOR: PLANTATION OAKS INC						
GRANTEE: ISLAND CONST AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W7 BAS=[YR=1993] W60 S51 E23 N17 E25 N24 E12 N10 $ S10 W12 S21 E19 N31 $.

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	1989	1989	3	68	2,380	
2	0861	POOL GUNIT	0	100	28	15	420.00	SF	85.00	85.00	100	1989	1989	3	20	7,140	
4	0855	CONC PAVER	0	100	0	0	112.00	SF	7.00	7.00	100	2012	2012	3	94	737	
5	0855	CONC PAVER	0	100	0	0	1,080.00	SF	7.00	7.00	100	2012	2012	3	94	7,106	
6	0845	KOOL DECK	0	100	0	0	490.00	SF	7.25	7.25	100	1989	1989	3	59.5	2,114	
7	0855	CONC PAVER	0	100	0	0	926.00	SF	7.00	7.00	100	2012	2012	3	94	6,093	

LAND DESCRIPTION

TOTAL OB/XF 25,570

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