PT OF LOT 2
IN OR 471 PG 648
SUB OF SO PT SEC 12 DB 39/292

WARREN RANDY L & SONDRA K
1415 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0002-0060

BUILDING CHARACTERISTICS

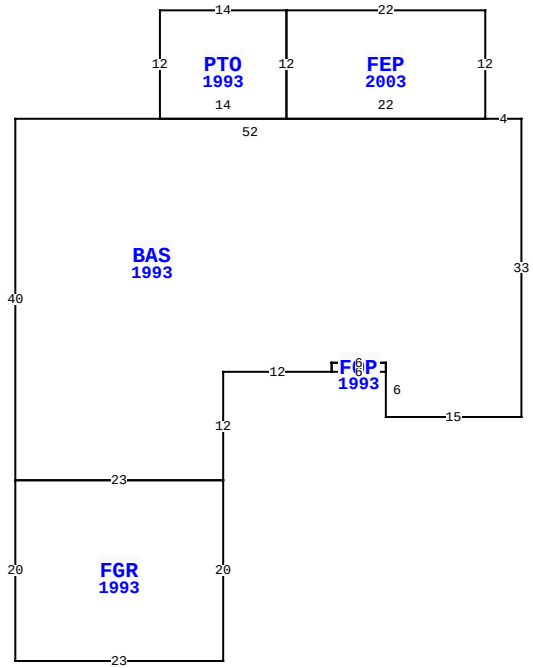
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,913	100	1,913	152,511
FEP	264	80	211	16,822
FGR	460	55	253	20,170
FOP	6	30	2	160
PTO	168	5	8	638
TOTALS	2,811		2,387	190,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,387	108.3880	97.82	233,496	1985	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 0 Heated Area: 1913 HX Base Yr



1415 PLANTATION OAKS LN, 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		190,299
TOTAL MARKET OB/XF VALUE		4,959
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		445,258
SOH/AGL Deduction		283,240
ASSESSED VALUE		162,018
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,018
TOTAL JUST VALUE		445,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311674	REMODEL	5,808	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0471/0648	10/01/1985	WD	Q	V		16,000
GRANTOR:						
GRANTEE:						
0423/0694	6/01/1984	WD	Q	V		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 FEP=[YR=2003] N12 W22 PTO=[YR=1993] W14 S12 E14 N12 $ S12 E22 $ W52 S40 FGR=[YR=1993] S20 E23 N20 W23$ E23 N12 E12 FOP=[YR=1993] E6 N1 W6 S1$ N1 E6 S6 E15 N33$.

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	0811	CONCRETE B	0	100	0	0	887.00	SF	5.20	5.20	100	1985	1985	3	49.5	2,283	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1985	1985	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 4,959

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		CG	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 02/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS