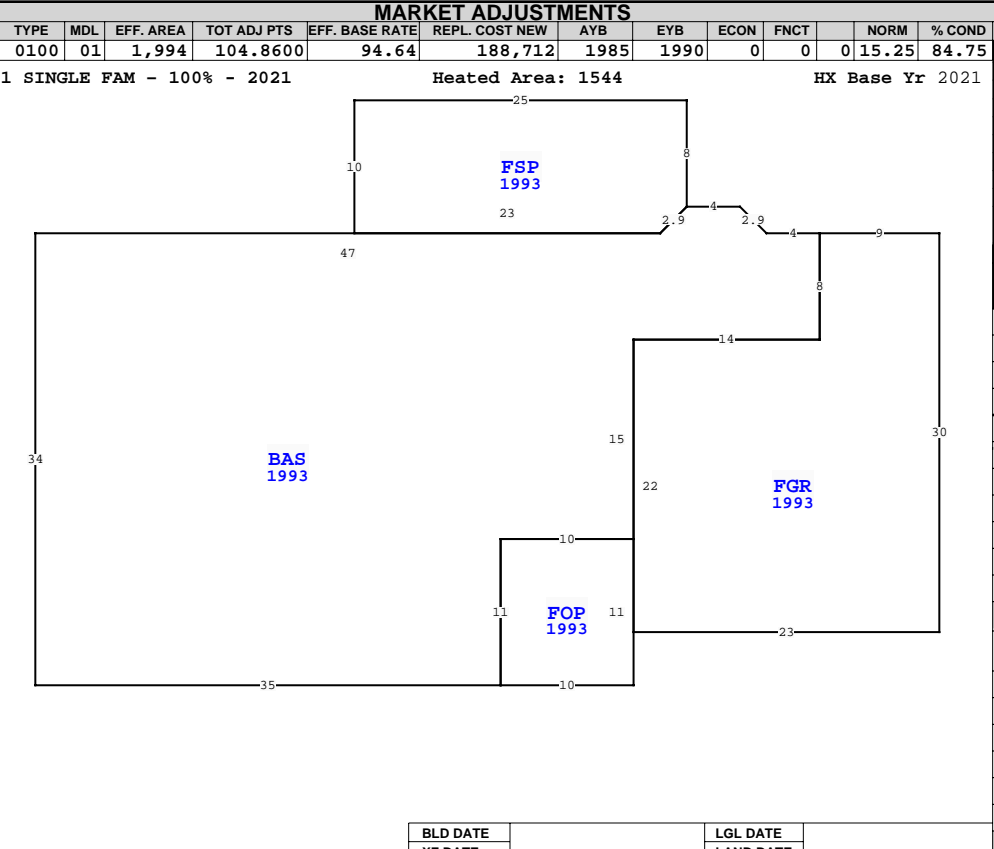


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		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	1,544	100	1,544	123,840
FGR	578	55	318	25,506
FOP	110	30	33	2,647
FSP	248	40	99	7,940
TOTALS	2,480		1,994	159,933



NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		159,933
TOTAL MARKET OB/XF VALUE		4,278
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		414,211
SOH/AGL Deduction		148,587
ASSESSED VALUE		265,624
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		210,624
TOTAL JUST VALUE		414,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215484	REPAIR/RRF	0	05/01/2021
4824	ADDITION	1,768	04/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/0195	12/24/2020	QC	U	I	11	100

GRANTOR: HOLLOWAY CHERRIE J
GRANTEE: HOLLOWAY CHERRIE J
2250/1247 1/18/2019 WD Q I 02 289,500
GRANTOR: REEVES JEFFREY W ET A
GRANTEE: HOLLOWAY CHERRIE J

EXTRA FEATURES

1416 PLANTATION OAKS LN, FERNANDINA BEACH, FL 32034

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	0812	CONCRETE C	0	100	0	0		SF	4.00	100	1985	1985	3	49.5	2,178	
2	0500	FP-PRE FAB	0	100	0	0		UT	3,500.00	100	1985	1985	3	60	2,100	

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=1993] W9 BAS=[YR=1993] W4 U2 L2 W4 FSP=[YR=1993] N8 W25 S10 E23 U2 R2 \$ D2 L2 W47 S34 E35 FOP=[YR=1993] E10 N11 W10 S11\$ N11 E10 N15 E14 N8\$ S8W14 S22 E23 N30\$.

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