



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	957	100	957	75,309
BAS	49	100	49	3,856
BAS	571	100	571	44,934
FGR	641	55	353	27,779
FOP	246	30	74	5,823
FOP	96	30	29	2,282
FSP	96	40	38	2,990
FUS	984	100	984	77,434
STP	12	10	1	79
STP	35	10	4	315
TOTALS	3,687		3,060	240,801

EXTRA FEATURES

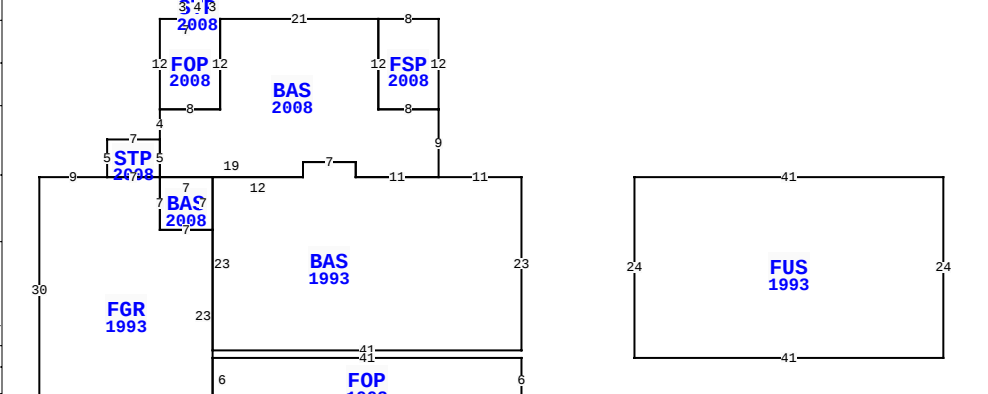
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0		913.00	SF 5.20	100	1988	1988	3	57	2,706	
2	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	100	1988	1988	3	66	1,320	
3	0861	POOL GUNIT	0	100	0	0		437.00	SF 85.00	100	2017	2017	3	87	32,316	
4	0911	SCRN RM A	0	100	0	0		1,002.00	SF 17.50	100	2017	2017	3	82	14,379	
5	0855	CONC PAVER	0	100	0	0		1,243.00	SF 7.00	100	2017	2017	3	97	8,440	

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	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	250,000.00	262,500.00	262,500							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,060	102.5800	92.58	283,295	1988	1992	0	0	0	15.00	85.00

1 SINGLE FAM - 100% - 1989 Heated Area: 2561 HX Base Yr 1989



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

1661 PLANTATION OAKS LN, FERNANDINA BEACH

TOTAL OB/XF												

59,161

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		240,801
TOTAL MARKET OB/XF VALUE		59,161
TOTAL LAND VALUE - MARKET		262,500
TOTAL MARKET VALUE		562,462
SOH/AGL Deduction		263,638
ASSESSED VALUE		298,824
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		248,824
TOTAL JUST VALUE		562,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1709260	SWIM POOL	30,000	10/19/2017
M13770	MECH OTHER	0	04/01/2008
B21217	ADDITION	75,500	03/01/2008
R11115	REPAIR/RRF	5,000	03/01/2008

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0540/1274	4/15/1988	WD Q I	
			132,600

GRANTOR: TIDEWATER DEV CORP
GRANTEE: KOTOPKA JOSEPH & T
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