LOT 4
IN OR 1432/1817
WHISPERING OAKS SUB PB 5/74

DEBARTOLO JOHN C FAMILY TRUST/DEBARTOLO JOHN C TRU
1649 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0870-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	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

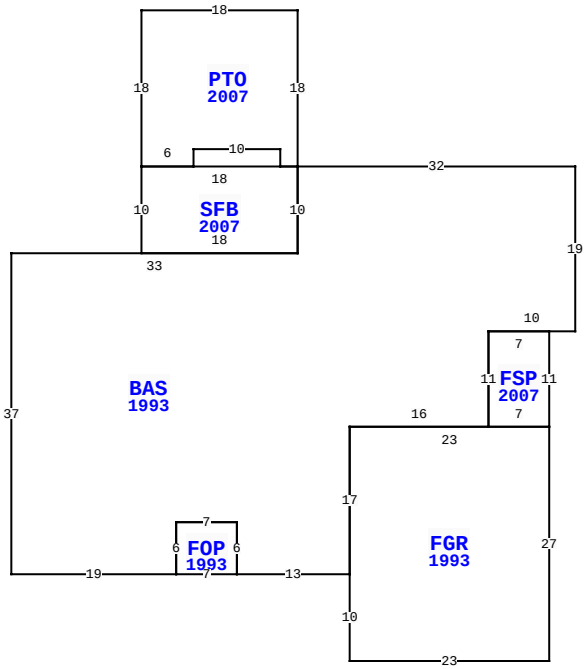
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,131	100	2,131	156,060
FGR	621	55	342	25,045
FOP	42	30	13	952
FSP	77	40	31	2,270
PTO	304	5	15	1,099
SFB	180	80	144	10,546
TOTALS	3,355		2,676	195,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,676	102.7200	92.70	248,065	1988	1994	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 1989 Heated Area: 2275 HX Base Yr 1989



1649 PLANTATION OAKS LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		195,971
TOTAL MARKET OB/XF VALUE		33,844
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		479,815
SOH/AGL Deduction		253,316
ASSESSED VALUE		226,499
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,499
TOTAL JUST VALUE		479,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428870	SWIM POOL	29,988	06/01/2014
B23972	REMODEL	2,174	10/01/2010
4518	N/A	103,000	11/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/1817	7/28/2006	WD	U	I	01	100
GRANTOR: DEBARTOLO JOHN C						
GRANTEE: DEBARTOLO JOHN C TR						
0531/0240	11/17/1987	WD	Q	V		24,500
GRANTOR: ISLES DEV CORP						
GRANTEE: DEBARTOLO JOHN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 PTO=[YR=2007] N18 W18 S18 E6 N2 E10 S2 E2$
SFB=[YR=2007] W18 S10 E18 N10$ S10 W33 S37 E19 FOP=[YR=1993]
E7 N6 W7 S6$ N6 E7 S6 E13 FGR=[YR=1993] S10 E23 N27
FSP=[YR=2007] N11 W7 S11 E7$ W23 S17 $ N17 E16 N11 E10 N19$.

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	0812	CONCRETE C	0	100	0	0	1,859.00	SF	4.00	4.00	100	1988	1988	3	57	4,239	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	2005	2005	3	27	1,555	
4	0830	FLAGSTONE	0	100	0	0	220.00	SF	6.00	6.00	100	2008	2008	3	90	1,188	
5	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2014	2014	3	78	19,094	
6	0855	CONC PAVER	0	100	0	0	477.00	SF	7.00	7.00	100	2014	2014	3	95	3,172	
7	0462	ST/AL FNC	0	100	0	0	420.00	SF	10.00	10.00	100	2014	2014	3	78	3,276	

LAND DESCRIPTION

TOTAL OB/XF 33,844

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 07/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS