

LOT 9
IN OR 1069/261
WHISPERING OAKS SUB PB 5/74

MULLIS TERRELL R & LAURA M
1619 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0870-0009-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	05	AVERAGE 80								0100	01	1,950	108.5840	98.00	191,100	1986	1986	0	0	0	16.60	83.40																	
Exterior Wall	12	CEDAR 20								1 SINGLE FAM - 100% - 2003										Heated Area: 1652										HX Base Yr 2003									
Roof Structure	03	GABLE/HIP 100																																					
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 80																																					
Interior Floor	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	1,652	100	1,652	135,021																																			
FGR	418	55	230	18,798																																			
FOP	60	30	18	1,471																																			
UOP	251	20	50	4,087																																			
TOTALS		2,381		1,950		159,377																																	
EXTRA FEATURES										1619 PLANTATION OAKS LN, FERNANDINA BEACH																													
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	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	100	1986	1986	3	52	541																							
2	0812	CONCRETE C	0	100	0	0	1,044.00	SF	4.00	4.00	100	1986	1986	3	52	2,172																							
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170																							
4	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	1993	1993	3	20	7,140																							
5	0855	CONC PAVER	0	100	0	0	699.00	SF	10.00	10.00	100	2012	2012	3	94	6,571																							
6	0752	USP	0	100	0	0	320.00	SF	15.00	15.00	100	2012	2012	3	71	3,408																							
LAND DESCRIPTION										TOTAL OB/XF										22,002																			
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		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 03/29/2016 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																																							