

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE 90		
Exterior Wall	12	CEDAR 10		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
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	2,230	100	2,230	177,562
FGR	576	55	317	25,241
FOP	24	30	7	558
FOP	276	30	83	6,609
PTO	232	5	12	956
PTO	49	5	2	159
TOTALS	3,387		2,651	211,083

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,651	105.2160	94.96	251,739	1987	1987	0	0	16.15	83.85

1 SINGLE FAM - 100% - 1998 Heated Area: 2230 HX Base Yr 1998

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			211,083
TOTAL MARKET OB/XF VALUE			28,521
TOTAL LAND VALUE - MARKET			262,500
TOTAL MARKET VALUE			502,104
SOH/AGL Deduction			270,855
ASSESSED VALUE			231,249
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			181,249
TOTAL JUST VALUE			502,104
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			440,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217463	H/AC	0	08/01/2012
B0311399	B012	25,499	07/01/2003
M993977	H/AC	0	09/01/1999
M121746	N/A	12,000	06/17/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0791/1608	4/30/1997	WD Q	Q	I		182,000
GRANTOR: CHARLTON GRAHAM E & B						
GRANTEE: STANTON MICHAEL P &						
0661/0127	6/09/1992	WD Q	Q	I		167,500
GRANTOR: POLLOCK ROBT & EILIS						
GRANTEE: CHARLTON GRAHAM & B						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
2	0812	CONCRETE C	0	100	0	1,233.00	SF	4.00	4.00	100	1987	1987	3	54.5	2,688	
3	0861	POOL GUNIT	0	100	30	502.00	SF	85.00	85.00	100	1987	1987	3	20	8,534	
4	0845	KOOL DECK	0	100	108	875.00	SF	7.25	7.25	100	1987	1987	3	54.5	3,457	
5	0462	ST/AL FNC	0	100	0	414.00	SF	10.00	10.00	100	1997	1997	3	26	1,076	
6	0910	SCRN RM L	0	100	0	1,430.00	SF	15.00	15.00	100	2003	2003	3	22	4,719	
7	0462	ST/AL FNC	0	100	0	74.00	SF	10.00	10.00	100	2003	2003	3	36	266	
8	0858	SCULP CONC	0	100	0	444.00	SF	13.00	13.00	100	2005	2005	3	96	5,541	

TOTAL OB/XF												28,521				
1606 PLANTATION OAKS LN, FERNANDINA BEACH, FL 32034																
BLD DATE												LGL DATE				
XF DATE												LAND DATE				
INC DATE												AG DATE				

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=1993] W18 PTO=[YR=1993] W29 BAS=[YR=1993] N14 W15 S55 E32 FOP=[YR=1993] E6 FGR=[YR=1993] S24 E24 N15 PTO=[YR=2010] E7 N7 W7 S7\$ N9 W24\$ N4 W6 S4 \$ N4 E6 S4 E24 N12 R2 U2 N3 L2 U2 N10 W33 N4 W14 N8 \$ S8 E29 N8 \$ S8 W15 S4E33 N12 \$.											

LAND DESCRIPTION												TOTAL OB/XF												28,521				
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											