LOT 19
WHISPERING OAKS SUB PB 5/74

CHOPINEAU STEPHANE &/BOERESCU VIOLET
1642 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0870-0019-0000

BUILDING CHARACTERISTICS

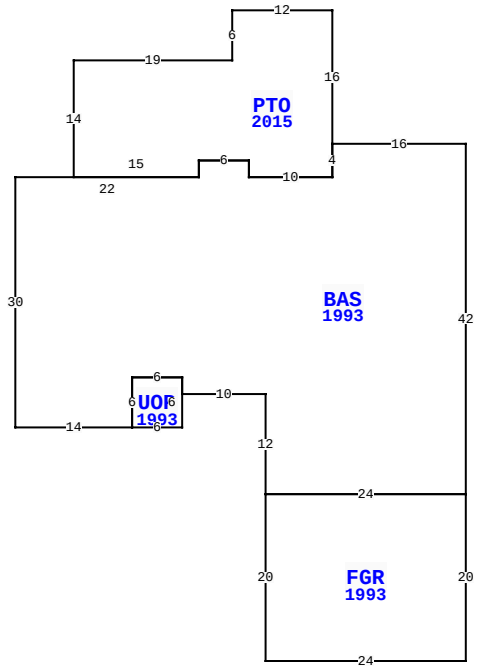
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,812	100	1,812	141,435
FGR	480	55	264	20,607
PTO	494	5	25	1,951
UOP	36	20	7	547
TOTALS	2,822		2,108	164,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,108	103.4880	93.40	196,887	1986	1986	0	0	0	16.43	83.57

1 SINGLE FAM – 100% - 2021 Heated Area: 1812 HX Base Yr 2021



1642 PLANTATION OAKS LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		164,538
TOTAL MARKET OB/XF VALUE		18,074
TOTAL LAND VALUE - MARKET		262,500
TOTAL MARKET VALUE		445,112
SOH/AGL Deduction		112,021
ASSESSED VALUE		333,091
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		283,091
TOTAL JUST VALUE		445,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006534	NEW CONSTR	78,944	04/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2364/0863	5/22/2020	WD	Q	I	01	380,000
GRANTOR: STEINKAMP LIVING TRUS						
GRANTEE: CHOPINEAU STEPHANE						
0951/0843	9/28/2000	WD	U	I	01	100
GRANTOR: STEINKAMP CHARLES L &						
GRANTEE: STEINKAMP CHARLES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 PTO=[YR=2015] N16 W12 S6 W19S14 E15 N2 E6 S2 E10 N4 $ S4 W10 N2 W6 S2 W22 S30 E14 UOP=[YR=1993] E6 N6 W6 S6$N6 E6 S2 E10 S12 FGR=[YR=1993] S20 E24 N20 W24 $ E24 N42 $.

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	0855	CONC PAVER	0	100	70	3	910.00	SF	7.00	7.00	100	2011	2011	3	93	5,924	
2	0855	CONC PAVER	0	100	0	0	1,533.00	SF	7.00	7.00	100	2011	2011	3	93	9,980	
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	

LAND DESCRIPTION

TOTAL OB/XF 18,074

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	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							

REVIEW DATE 11/22/2022 BY DJ Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 08/02/2023 BY SYS