

LOT 88
IN OR 1419/240
BUCKS FDNA BEACH #1 PB 2/30

LANSDELL FAMILY REV TRUST/LANSDELL M SUZANNE TRUST
1624 PLANTATION OAKS LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0088-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1058.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	114,616
FBM	264	80	211	21,440
FGR	198	55	109	11,076
STP	9	10	1	101
TOTALS	1,599		1,449	147,234

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	56	10	560.00	SF	5.20
2	0810	CONCRETE A	0	0	0	0	109.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			50.00	110.00	50.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,449	109.0000	129.44	187,559	1930	1965	0	0	21.50	78.50
1 SNGL FAM - 0% - 0 Heated Area: 1339 HX Base Yr											
2805 S FLETCHER AVE, FERNANDINA BEACH											

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
2									
VALUATION BY									
STANDARD									
Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE									
147,234									
TOTAL MARKET OB/XF VALUE									
1,267									
TOTAL LAND VALUE - MARKET									
308,750									
TOTAL MARKET VALUE									
457,251									
SOH/AGL Deduction									
47,039									
ASSESSED VALUE									
410,212									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
410,212									
TOTAL JUST VALUE									
457,251									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
443,853									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071261	ELEC OTHER	600	07/10/2007
B041718	REPAIR/RRF	5,000	09/29/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1419/0240	6/09/2006	WD	U	I	01	100	
GRANTOR: LANSDELL ROBERT III &							
GRANTEE: LANSDELL ROBERT H I							
0549/0330	8/02/1988	WD	Q	I		63,000	
GRANTOR: MCFARLAND HENRY JR &							
GRANTEE: LANSDELL ROBT & M S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W39 S16 FGR=[YR=1993] S18 E11 N18 W11 \$ E11									
S18 E12 STP=[YR=1993] S3 E3 N3 W3 \$ E16 N34 \$ PTR= E15									
FBM=[YR=1993] E22 S12 W22 N12 \$ W15 \$.									