

LOT 20
IN OR 595 PG 1115
FOREST HILLS 1 PB 2/76

MULLIS TERRELL R & LAURA M
1619 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034-5525

2023

00-00-31-128A-0020-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		19	COMMON BRK 90	
Exterior Wall		05	AVERAGE 10	
Roof Structure		01	FLAT 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		03	PLASTER 100	
Interior Floor		14	CARPET 70	
Interior Floor		11	CLAY TILE 30	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms		3	100	
Bathrooms		1	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		1007.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,277	100	1,277	104,678
FCP	200	25	50	4,099
FOP	48	30	14	1,148
TOTALS	1,525		1,341	109,924

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,341	129.1680	116.57	156,320	1952	1980	0	0	29.68	70.32
1 SINGLE FAM - 0% - 0											
Heated Area: 1277 HX Base Yr											
BAS 1993											
FCP 1993											
FOP 1993											

NASSAU COUNTY PROPERTY		PAGE 1 of 1		2	
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		109,924			
TOTAL MARKET OB/XF VALUE		5,261			
TOTAL LAND VALUE - MARKET		225,000			
TOTAL MARKET VALUE		340,185			
SOH/AGL Deduction		100,505			
ASSESSED VALUE		239,680			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		239,680			
TOTAL JUST VALUE		340,185			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		288,239			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	46	17		782.00	SF 6.50	100	1970
2	0940	SHEDS/PORT	0	0	12	12		144.00	SF 30.00	100	2012
3	0825	BRICK	0	0	8	18		144.00	SF 6.25	100	1993
4	1242	WD DECK A	0	0	0	0		348.00	SF 10.00	100	1993
5	0825	BRICK	0	0	4	3		12.00	SF 12.50	100	1952
TOTAL OB/XF 5,261											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	R-1	80.00	121.00	1.00	LT	1.00
REVIEW DATE 07/09/2018 BY DJX											
Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000											

PRINTED 08/02/2023 BY SYS