

ALTMAN SUSAN M
1561 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

00-00-30-0510-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

06BD/BATTEN 100
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
12HARDWOOD 100
03CENTRAL 100
04AIR DUCTED 100
03100
022 100
1.1. 100
050 100
05DIST 1A 100
00NONE 100

Quality03

Quality Level 03

DOR CODE0100

SINGLE FAMILY

MAP NUM

MKT AREA

03

NEIGHBORHOOD/LOC

3031.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,4401001,440142,038
FGR4845526626,237
FOP16305493
SFB2568020520,220

TOTALS

2,196

1,916

188,990

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100198319833541,890
20811CONCRETE B010000832.00SF5.205.20100198319833411,774

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-10.000.001.00LT1.001.001.00250,000.00250,000.00250,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 250,000Market: 0Agricultural: 0Common: 250,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PNTSEFF. BASE RATE

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

0900011,916104.8600131.08251,149198319900024.7575.25

1 SNGL FAM - 100% - 2005Heated Area: 1645HX Base Yr 2005

16

16

16

13

26

26

43

22

22

22

30

4

4

4

4

FOP1993

BAS1993

FGR1993

SFB2010

BLD DATEXF DATEINCH DATE

LGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 18

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE188,990
TOTAL MARKET OB/XF VALUE3,664
TOTAL LAND VALUE - MARKET250,000
TOTAL MARKET VALUE442,654
SOH/AGL Deduction278,216
ASSESSED VALUE164,438
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE114,438
TOTAL JUST VALUE442,654
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE435,185

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1261/02889/22/2004WDQI217,000

GRANTOR: COBB RICHARD G & LIND

GRANTEE: ALTMAN SUSAN M

0394/00377/01/1983WDQI70,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 SFB=[YR=2010] N16 W16 S16 E16 \$ W43 S26
FGR=[YR=1993] S22 E22 N22 FOP=[YR=1993] E4 N4 W4 S4\$ W22 \$
E22 N4 E4 S4 E30 N26 \$.