LOT 6
PLANTATION OAKS 1 PB 4/116

LAW DAVID B
1427 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0510-0006-0000

BUILDING CHARACTERISTICS

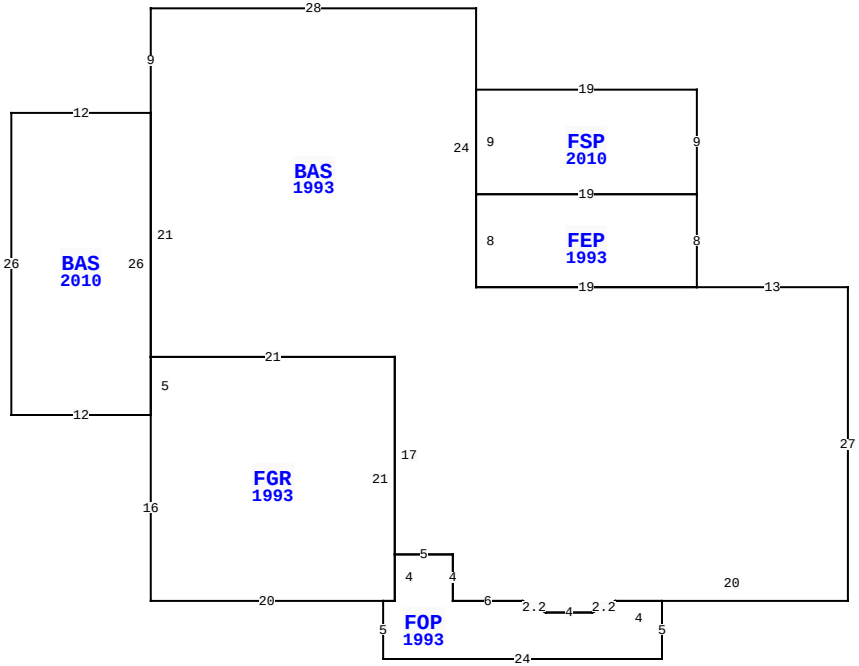
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,837	100	1,837	173,719
BAS	312	100	312	29,505
FEP	152	80	122	11,537
FGR	441	55	243	22,980
FOP	134	30	40	3,783
FSP	171	40	68	6,430
TOTALS	3,047		2,622	247,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,622	102.7200	128.40	336,665	1983	1986	0	0	0	26.35	73.65

1 SNGL FAM – 100% - 2024 Heated Area: 2149 HX Base Yr



1427 PLANTATION OAKS LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		247,954
TOTAL MARKET OB/XF VALUE		1,887
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		499,841
SOH/AGL Deduction		0
ASSESSED VALUE		499,841
TOTAL EXEMPTION VALUE	13	499,841
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		499,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805427	ADDITION	16,000	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2626/0555	3/17/2023	QC	U	I	11	100
GRANTOR: BOWIE JOYCE ALLEN F/K						
GRANTEE: LAW DAVID BONNER						
2312/0494	10/09/2019	QC	U	I	11	100
GRANTOR: LAW DAVID BONNER						
GRANTEE: LAW DAVID B & JOYCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FEP=[YR=1993] N8 FSP=[YR=2010] N9 W19 S9 E19$ W19 S8 E19$ W19 N24 W28 S9 BAS=[YR=2010] W12 S26 E12 FGR=[YR=1993] S16 E20 FOP=[YR=1993] S5 E24 N5 W4 D1 L2 W4 U1 L2 W6 N4 W5 S4 W1$ E1 N21 W21 S5$ N26$ S21 E21 S17 E5 S4 E6 D1 R2 E4 U1 R2 E20 N27$.

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	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	1983	1983	3	41	1,407	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1988	1988	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 1,887

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS