LOT 8
PLANTATION OAKS 1 PB 4/116

PRENTICE MEGAN & STEVEN PARMELEE COMMUNITY PROP TR
3053 HERMIT WAY
SANTA ROSE, CA 95405

2024

00-00-30-0510-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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

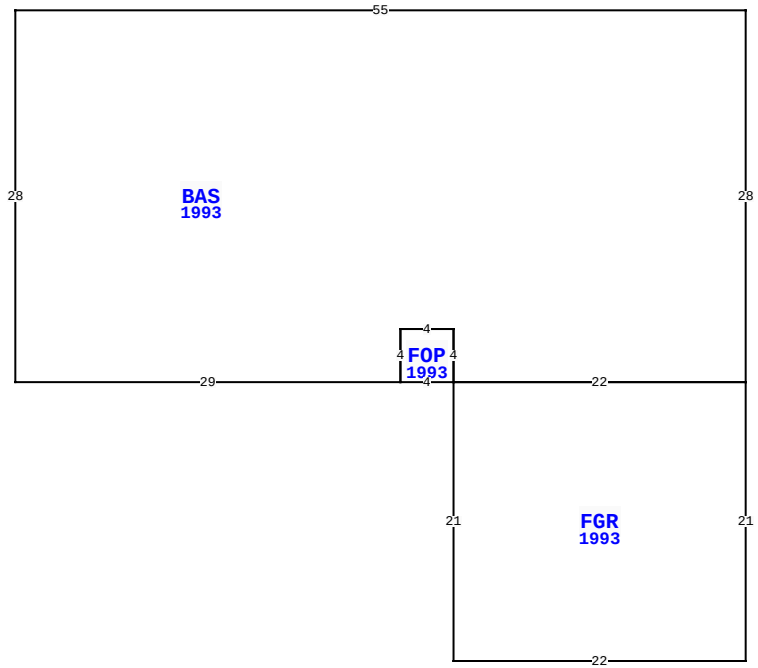
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100	1,524	194,977
FGR	462	55	254	32,497
FOP	16	30	5	640
TOTALS	2,002		1,783	228,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,783	115.0000	143.75	256,306	1982	2000	0	0	0	11.00	89.00

1 SNGL FAM – 0% - 2024 Heated Area: 1524 HX Base Yr



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

1430 PLANTATION OAKS LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	228,112
TOTAL MARKET OB/XF VALUE	3,376
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	481,488
SOH/AGL Deduction	0
ASSESSED VALUE	481,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	481,488
TOTAL JUST VALUE	481,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	446,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991702	REPAIR/RRF	1,000	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/261	7/21/2023	QC	U	I	11	100
GRANTOR: PARMLEE STEVEN ET AL						
GRANTEE: PRENTICE MEGAN & ST						
2646/1483	6/08/2023	WD	Q	I	01	615,000
GRANTOR: IVEY WILLIAM B						
GRANTEE: PARMLEE STEVEN ET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S28 E29 FOP=[YR=1993] E4 FGR=[YR=1993] S21 E22 N21 W22$ N4 W4 S4$ N4 E4 S4 E22 N28$.

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	0812	CONCRETE C	0	0	0	0	1,035.00	SF	4.00	4.00	100	1982	1982	3	38	1,573	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	

LAND DESCRIPTION

TOTAL OB/XF 3,376

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	0		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