

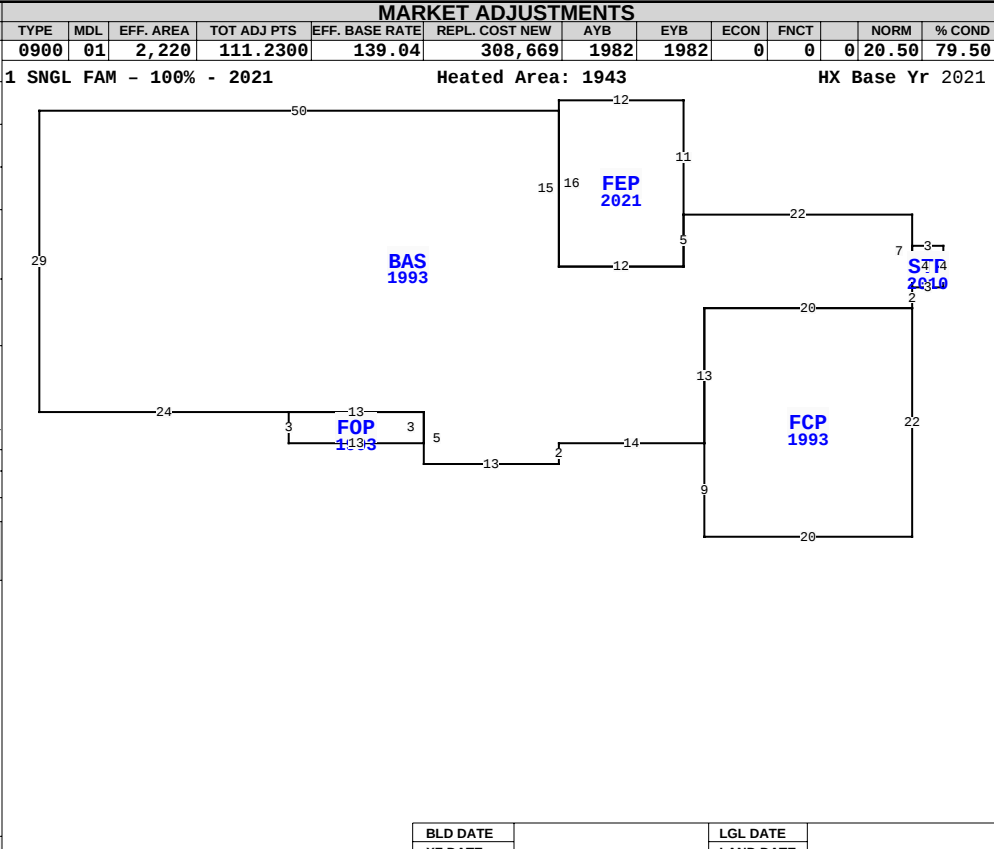


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,943	100	1,943	214,773
FCP	440	25	110	12,159
FEP	192	80	154	17,023
FOP	39	30	12	1,326
STP	12	10	1	111
TOTALS	2,626		2,220	245,392

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	949.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	
5	0861	POOL GUNIT	0	100	0	0	384.00	SF	85.00	85.00	
6	0911	SCRN RM A	0	100	24	34	816.00	SF	17.50	17.50	
7	0855	CONC PAVER	0	100	0	0	432.00	SF	10.00	10.00	
8	0855	CONC PAVER	0	100	0	0	566.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	



1508 PLANTATION OAKS LN, FERNANDINA BEACH											
TOTAL OB/XF 58,859											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			245,392
TOTAL MARKET OB/XF VALUE			58,859
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			554,251
SOH/AGL Deduction			209,857
ASSESSED VALUE			344,394
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			294,394
TOTAL JUST VALUE			554,251
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			545,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212355	SWIM POOL	0	04/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2334/1314	1/24/2020	WD	Q	I	01
GRANTOR: LEGGIO SHIRLEY L					SALE PRICE
GRANTEE: MCWHORTER THOMAS R					300,000
2165/0422					12/18/2017
GRANTOR: JOHNSON DAWN M					WD Q I 01
GRANTEE: LEGGIO SHIRLEY L					235,000

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W22 FEP=[YR=2021] N11 W12 S16 E12 N5\$ S5 W12 N15 W50 S29 E24 FOP=[YR=1993] S3 E13 N3 W13\$ E13 S5 E13 N2 E14 FCP=[YR=1993] S9 E20 N22 W20 S13\$ N13 E20 N2 STP=[YR=2010] E3 N4 W3 S4\$N7 \$.											