LOT 12
PLANTATION OAKS 1 PB 4/116

PELLETIER DANIEL A & KAREN A
1544 PLANTATION OAKS LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0510-0012-0000

BUILDING CHARACTERISTICS

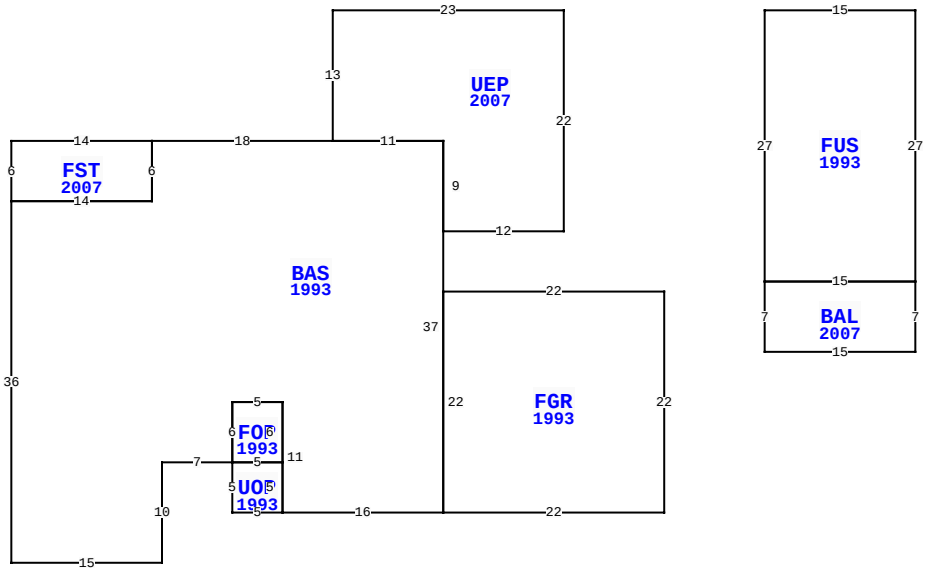
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
BAL	105	15	16	2,030
BAS	1,492	100	1,492	189,284
FGR	484	55	266	33,747
FOP	30	30	9	1,142
FST	84	55	46	5,836
FUS	405	100	405	51,381
UEP	407	60	244	30,955
UOP	25	20	5	635
TOTALS	3,032		2,483	315,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,483	113.4000	141.75	351,965	1982	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2021 Heated Area: 1897 HX Base Yr 2021



1544 PLANTATION OAKS LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		315,009
TOTAL MARKET OB/XF VALUE		3,635
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		568,644
SOH/AGL Deduction		226,635
ASSESSED VALUE		342,009
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		292,009
TOTAL JUST VALUE		568,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20871	REPLACE GARAGE DO	2,000	12/01/2007
7445	ADDITION	5,138	08/08/1991
BP4047	N/A	110,000	04/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/0281	9/08/2020	WD	Q	I	01	439,000
GRANTOR: WALLIS KIMBERLY H & R						
GRANTEE: PELLETIER DANIEL A						
2355/1163	4/13/2020	QC	U	I	11	100
GRANTOR: WALLIS KIMBERLY HANNA						
GRANTEE: WALLIS KIMBERLY HAN						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2007] W23 S13 BAS=[YR=1993] W18 FST=[YR=2007] W14 S6 E14 N6$ S6 W14 S36 E15 N10 E7 UOP=[YR=1993] S5 E5 N5 FOP=[YR=1993] N6 W5 S6 E5$ W5$ N6 E5 S11 E16 FGR=[YR=1993] E22N22W22 S22$ N37 W11$ E11 S9 E12 N22$ PTR=E20 FUS=[YR=1993] E15 S27 BAL=[YR=2007] S7 W15 N7 E15$ W15 N27 $ W20$.

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	100	0	0	1,205.00	SF	4.00	4.00	100	1982	1982	3	38	1,832	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	

LAND DESCRIPTION

TOTAL OB/XF 3,635

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 07/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS