LOT 14
PLANTATION OAKS SUB 2 PB 5/38

DIDOMENICO MARTA & PAUL
76072 TIDEVIEW LANE
YULEE, FL 32097

2024

00-00-30-0512-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

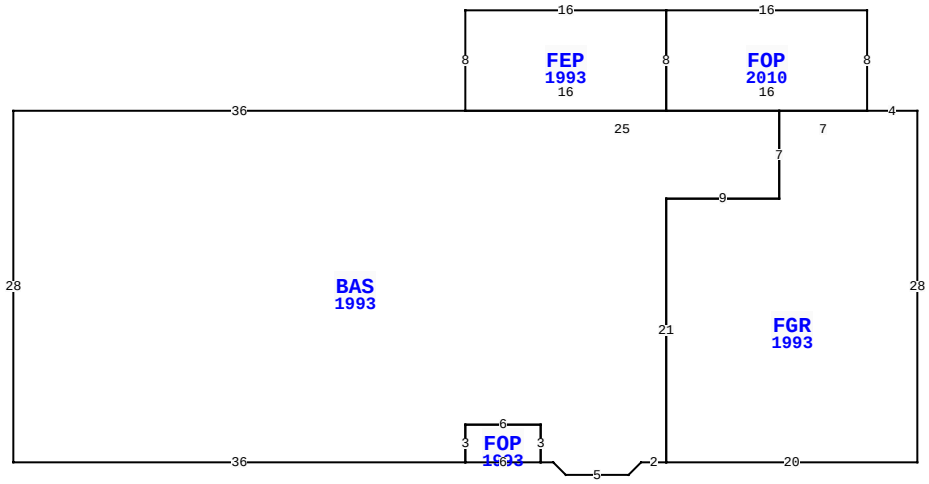
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,507	100	1,507	169,597
FEP	128	80	102	11,479
FGR	497	55	273	30,723
FOP	18	30	5	563
FOP	128	30	38	4,276
TOTALS	2,278		1,925	216,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,925	115.0520	143.82	276,854	1984	1994	0	0	0	21.75	78.25

1 SNGL FAM – 0% - 0 Heated Area: 1507 HX Base Yr



1414 PLANTATION OAKS TER, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	216,638
TOTAL MARKET OB/XF VALUE	3,896
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	470,534
SOH/AGL Deduction	88,707
ASSESSED VALUE	381,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,827
TOTAL JUST VALUE	470,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	461,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/1556	5/01/2019	WD	Q	I	01	325,000
GRANTOR: FRICK GREGORY B & JEN						
GRANTEE: DIDOMENICO MARTA &						
1390/1479	2/22/2006	WD	Q	I		298,900
GRANTOR: KERSLAKE KRISTOPHER L						
GRANTEE: FRICK GREGORY B & J						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W4 FOP=[YR=2010] N8 W16 FEP=[YR=1993] W16 S8 BAS=[YR=1993] W36 S28 E36 FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E1 D1 R1 E5 U1 R1 E2 N21 E9 N7 W25$ E16 N8$ S8 E16$ W7 S7 W9 S21 E20 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
2	0811	CONCRETE B	0	0	0	0	846.00	SF	5.20	5.20	100	1984	1984	3	44	1,936	

LAND DESCRIPTION

TOTAL OB/XF 3,896

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