LOT 15
IN OR 1534/1463
PLANTATION OAKS SUB 2 PB 5/38

BADIALI MATTHEW & GRACE
3977 1ST AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0512-0015-0000

BUILDING CHARACTERISTICS

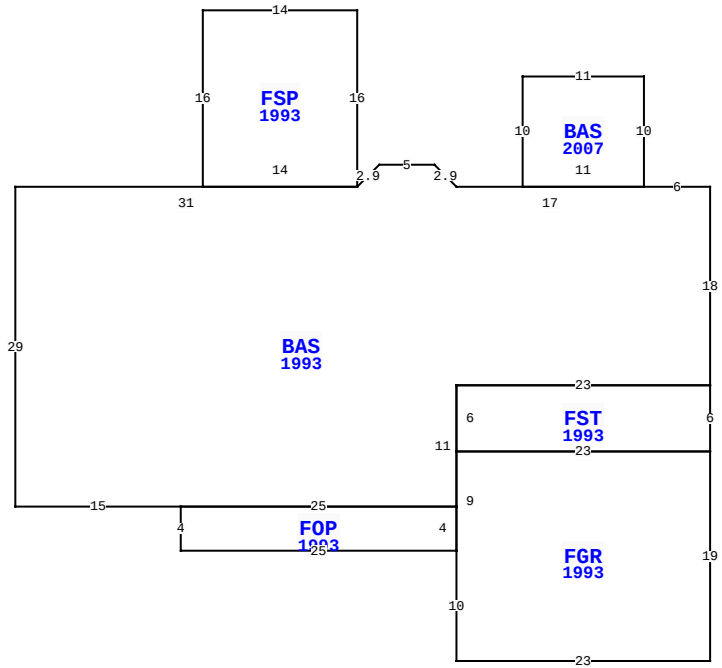
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,588	100	1,588	193,121
BAS	110	100	110	13,377
FGR	437	55	240	29,187
FOP	100	30	30	3,649
FSP	224	40	90	10,945
FST	138	55	76	9,243
TOTALS	2,597		2,134	259,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,134	125.5380	156.92	334,867	1984	1995	0	0	0	22.50	77.50

1 SNGL FAM – 0% - 0 Heated Area: 1698 HX Base Yr



BLD DATE	07/17/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1412 PLANTATION OAKS TER, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	259,522
TOTAL MARKET OB/XF VALUE	4,209
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	513,731
SOH/AGL Deduction	160,609
ASSESSED VALUE	353,122
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,122
TOTAL JUST VALUE	513,731
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	503,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25767	REMODEL	350	02/01/2012
7284	ADDITION	1,768	06/06/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1534/1463	11/07/2007	WD	Q	I		260,000
GRANTOR: OLSEN WALLACE C & JAN						
GRANTEE: BADIALI MATTHEW & G						
1302/1538	3/18/2005	WD	Q	I		245,000
GRANTOR: PEARSON GERALD A						
GRANTEE: OLSEN WALLACE C & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 BAS=[YR=2007] N10 W11 S10 E11$ W17 U2 L2 W5 D2 L2 FSP=[YR=1993] N16 W14 S16 E14$ W31 S29 E15FOP=[YR=1993] S4 E25 FGR=[YR=1993] S10 E23N19 FST=[YR=1993] N6 W23 S6 E23$ W23S9$ N4 W25$ E25 N11 E23 N18$.

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	983.00	SF	5.20	5.20	100	1984	1984	3	44	2,249	

LAND DESCRIPTION

TOTAL OB/XF 4,209

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 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