

LOT 16
IN OR 1773/1781
PLANTATION OAKS SUB 2 PB 5/38

NETTUNO JUDITH A
1410 PLANTATION OAKS TERRACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0512-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMMT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,721	100	1,721	178,218
BAS	240	100	240	24,854
DCK	174	10	17	1,761
FGR	506	55	278	28,788
FOP	45	30	14	1,450
FUS	220	100	220	22,782

TOTALS	2,906		2,490	257,853
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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	1,121.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0811	CONCRETE B	0	100	32	3	48.00	SF	5.20	5.20	

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

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,490	102.9120	128.64	320,314	1984	1984	0	0	19.50	80.50
1 SNGL FAM - 100% - 2013 Heated Area: 2181 HX Base Yr 2013											

1410 PLANTATION OAKS TER, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	0811	CONCRETE B	0	100	0	0	1,121.00	SF	5.20	5.20	100	1984	1984	3	44	2,565	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
3	0811	CONCRETE B	0	100	32	3	48.00	SF	5.20	5.20	100	1985	1985	3	47	117	

TOTAL OB/XF											
4,642											

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		257,853	
TOTAL MARKET OB/XF VALUE		4,642	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		512,495	
SOH/AGL Deduction		320,307	
ASSESSED VALUE		192,188	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		137,188	
TOTAL JUST VALUE		512,495	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		501,379	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217529	H/AC	0	08/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1773/1781	1/11/2012	WD	Q	I	02
GRANTOR: BOSSHARDT ROBERT H					
GRANTEE: NETTUNO DANIEL J &					
1729/0827	3/09/2011	WD	U	I	11
GRANTOR: COMPASS BANK					
GRANTEE: BOSSHARDT ROBERT H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W34 DCK=[YR=1994] N12 W16 S12 U2 R2 E7 D2 R2 E5\$ W5 U2 L2 W7 D2 L2 W22 BAS=[YR=2010] W10 S24 E10 N24\$ S36 E6 N2 E13 S2 E6 N4 FOP=[YR=1993] E9 N5 W9 S5\$ N5 E25 FGR=[YR=1993] S3 E22 N23 W22 S20\$ N20 E22 N7\$ PTR= E10 FUS=[YR=1993] E22 S10 W22 N10\$ W10\$.											