LOT 18
IN OR 2251/449
PLANTATION OAKS SUB 2 PB 5/38

STOLL TIMOTHY
4925 PLANTATION OAKS DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0512-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

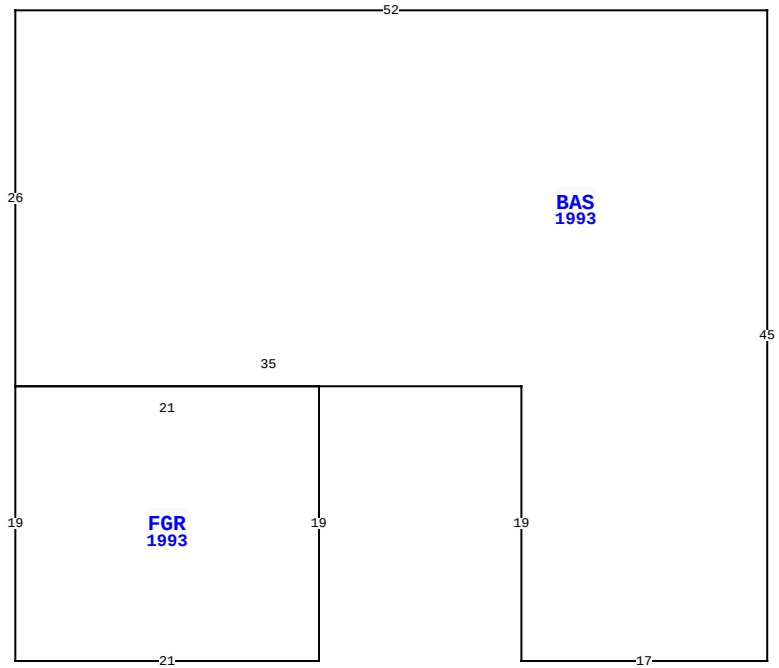
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,675	100	1,675	188,099
FGR	399	55	219	24,594
TOTALS	2,074		1,894	212,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,894	111.6000	139.50	264,213	1984	1984	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2024 Heated Area: 1675 HX Base Yr



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

4925 PLANTATION OAKS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		212,691
TOTAL MARKET OB/XF VALUE		20,397
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		483,088
SOH/AGL Deduction		0
ASSESSED VALUE		483,088
TOTAL EXEMPTION VALUE	13	483,088
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		483,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8697	SWIM POOL	10,350	02/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2251/0449	1/22/2019	WD	Q	I	02	280,000
GRANTOR: NORTON RICHARD & GREG						
GRANTEE: STOLL TIMOTHY						
2251/0445	1/22/2019	PR	U	I	19	100
GRANTOR: WOOD MARGARET PR OF N						
GRANTEE: STOLL TIMOTHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S26 FGR=[YR=1993] S19 E21 N19 W21$ E35 S19 E17 N45$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
2	0811	CONCRETE B	0	100	0	0	500.00	SF	5.20	5.20	100	1984	1984	3	44	1,144	
3	0811	CONCRETE B	0	100	26	3	78.00	SF	5.20	5.20	100	1985	1985	3	47	191	
4	0861	POOL GUNIT	0	100	30	13	390.00	SF	85.00	85.00	100	1993	1993	3	20	6,630	
5	0845	KOOL DECK	0	100	0	0	694.00	SF	7.25	7.25	100	1993	1993	3	66	3,321	
6	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00	30.00	100	1990	1990	3	20	288	
7	0811	CONCRETE B	0	100	0	0	1,584.00	SF	5.20	5.20	100	1995	1995	3	70	5,766	
8	0851	PATIO STON	0	100	0	0	216.00	SF	0.75	0.75	100	1995	1995	3	70	113	
9	1242	WD DECK A	0	100	12	19	228.00	SF	10.00	10.00	100	2005	2005	3	24	547	
10	0350	CARPORT WD	0	100	10	14	140.00	SF	13.00	13.00	100	2005	2005	3	24	437	

TOTAL OB/XF 20,397

LAND DESCRIPTION

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 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