

LOT 19
IN OR 498 PG 211
PLANTATION OAKS SUB 2 PB 5/38

SHIPMAN JEFFREY R & KATHERINE
4923 PLANTATION OAKS DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0512-0019-0000

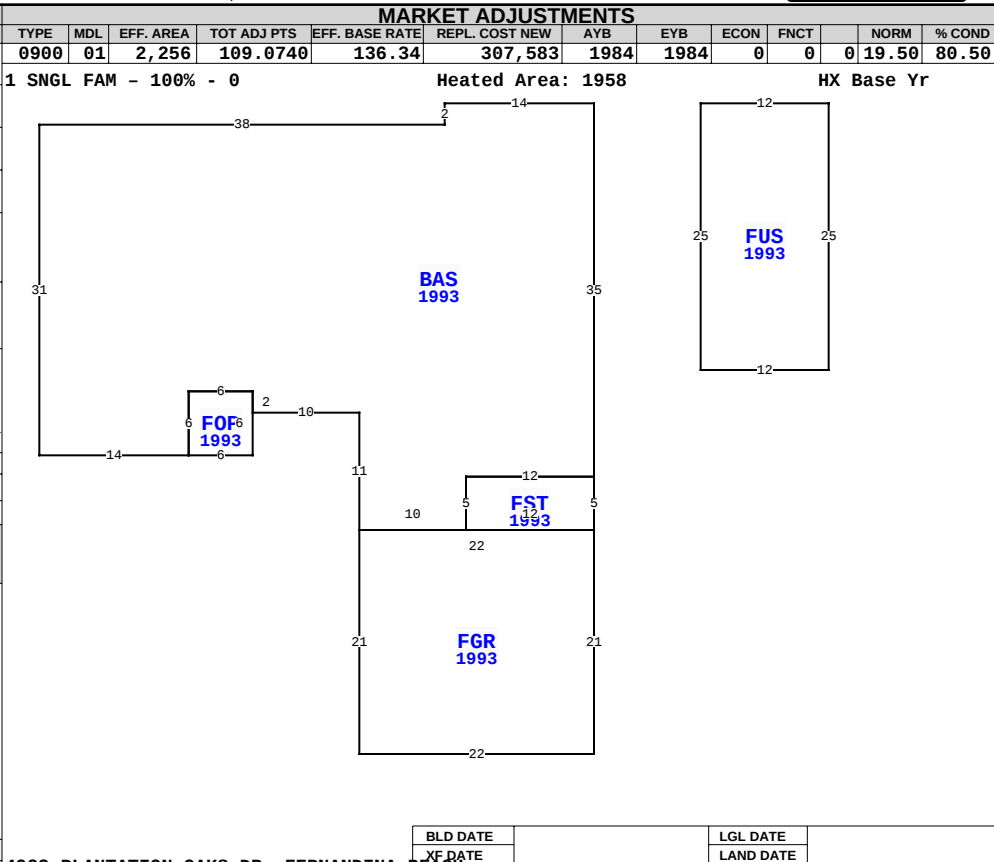


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 90
Exterior Wall	16 WD FR STUC 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	13 LVT/LAMNT 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 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	1,658	100	1,658	181,972
FGR	462	55	254	27,877
FOP	36	30	11	1,208
FST	60	55	33	3,622
FUS	300	100	300	32,926
TOTALS	2,516		2,256	247,604

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	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	0812	CONCRETE C	0 100	0	0	1,260.00	SF	4.00	4.00	100	1984	1984	3	44	2,218	
3	0845	KOOL DECK	0 100	0	0	540.00	SF	7.25	7.25	100	1984	1984	3	44	1,723	
4	0810	CONCRETE A	0 100	24	12	288.00	SF	6.50	6.50	100	2000	2000	3	79	1,479	

LAND DESCRIPTION		TOTAL OB/XF 7,380																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		



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

4923 PLANTATION OAKS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 8			Tax Dist:			
BUILDING MARKET VALUE						247,604
TOTAL MARKET OB/XF VALUE						7,380
TOTAL LAND VALUE - MARKET						250,000
TOTAL MARKET VALUE						504,984
SOH/AGL Deduction						329,205
ASSESSED VALUE						175,779
TOTAL EXEMPTION VALUE			HX HB			50,000
BASE TAXABLE VALUE						125,779
TOTAL JUST VALUE						504,984
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						494,435