LOT 20
PLANTATION OAKS SUB 2 PB 5/38

PROTOPOPOW ALEXANDER & LINDA/ROSS JAMES & TANYA
4921 PLANTATION OAKS DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0512-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

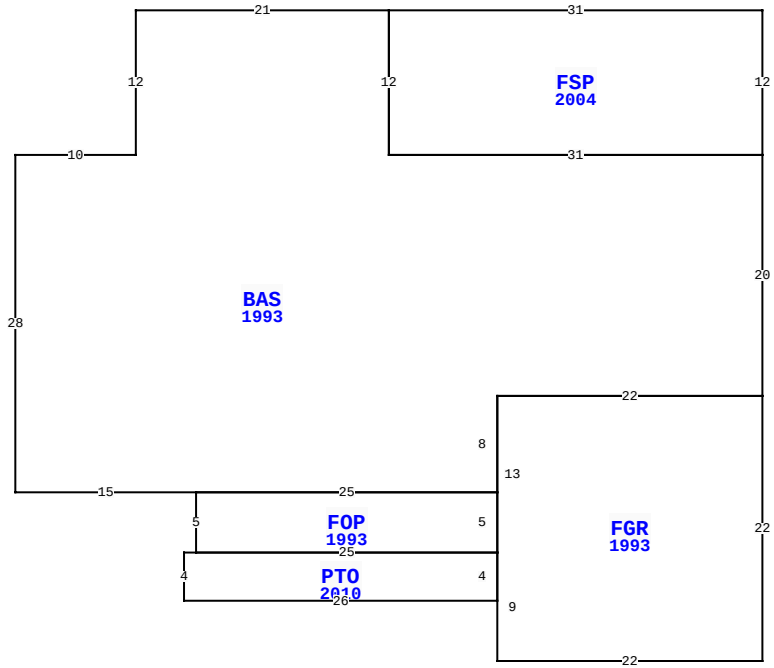
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,812	100	1,812	180,803
FGR	484	55	266	26,542
FOP	125	30	38	3,792
FSP	372	40	149	14,868
PTO	104	5	5	499
TOTALS	2,897		2,270	226,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,270	108.3880	135.48	307,540	1984	1986	0	0	0	26.35	73.65

1 SNGL FAM – 100% - 2024 Heated Area: 1812 HX Base Yr 2024



4921 PLANTATION OAKS DR, 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		226,503
TOTAL MARKET OB/XF VALUE		8,069
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		484,572
SOH/AGL Deduction		0
ASSESSED VALUE		484,572
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		434,572
TOTAL JUST VALUE		484,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035195	REPAIR/RRF	5,200	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/736	8/04/2023	WD	Q	I	01	545,000
GRANTOR: BARRETT CARALEE						
GRANTEE: ROSS JAMES & TANYA						
2639/198	5/15/2023	FJ	U	I	11	0
GRANTOR: PASCOE ELIZABETH JANE						
GRANTEE: BARRETT CARALEE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W31 BAS=[YR=1993] W21 S12 W10S28 E15
FOP=[YR=1993] S5 PTO=[YR=2010] W1 S4 E26 N4 W25$ E25
FGR=[YR=1993] S9 E22 N22 W22 S13$ N5W25$ E25 N8 E22 N20 W31 N12$ S12 E31 N12$.

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	0812	CONCRETE C	0	100	0	0	1,200.00	SF	4.00	4.00	100	1984	1984	3	44	2,112	
3	0811	CONCRETE B	0	100	0	0	915.00	SF	5.20	5.20	100	2004	2004	3	84	3,997	

LAND DESCRIPTION

TOTAL OB/XF 8,069

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