LOT 22
PLANTATION OAKS SUB 2 PB 5/38

BIALEK JOHN J/WARD PATRICIA A
4922 PLANTATION OAKS DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0512-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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

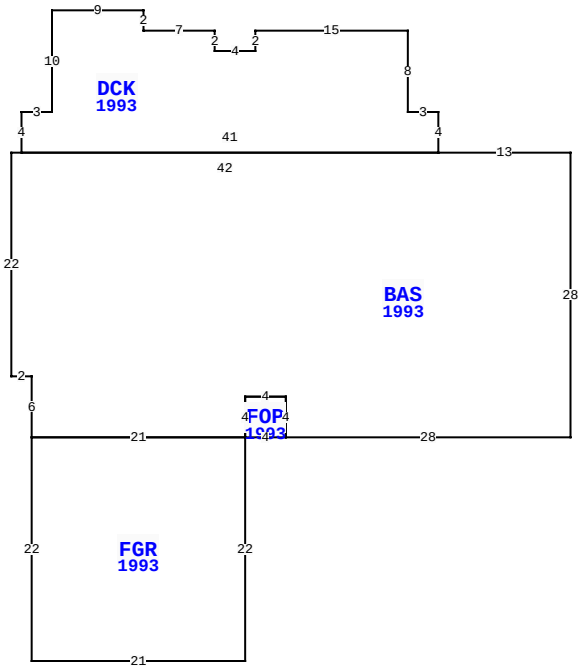
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	199,962
DCK	454	10	45	5,951
FGR	462	55	254	33,592
FOP	16	30	5	661
TOTALS	2,444		1,816	240,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,816	115.0000	143.75	261,050	1984	2006	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 0 Heated Area: 1512 HX Base Yr



4922 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	240,166
TOTAL MARKET OB/XF VALUE	24,896
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	515,062
SOH/AGL Deduction	84,882
ASSESSED VALUE	430,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	430,180
TOTAL JUST VALUE	515,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	504,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21535	REMODEL	7,986	06/01/2008
B21268	SHUTTERS	4,737	04/01/2008
B4086	N/A	9,650	05/12/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2284/0337	6/18/2019	WD	Q	I	01	393,000
GRANTOR: MURPHY KATHLEEN C						
GRANTEE: BIALEK JOHN J & PAT						
0888/0812	6/23/1999	WD	Q	I		153,000
GRANTOR: MCNABB CHARLES A & RU						
GRANTEE: MURPHY KATHLEEN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 DCK=[YR=1993] N4 W3 N8 W15 S2 W4 N2 W7 N2 W9 S10 W3 S4 E41$ W42 S22 E2 S6 FGR=[YR=1993] S22 E21 N22 W21$ E21 FOP=[YR=1993] E4 N4 W4 S4$ N4 E4 S4 E28 N28$.

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	877.00	SF	5.20	5.20	100	1984	1984	3	44	2,007	
3	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1984	1984	3	20	40	
4	0861	POOL GUNIT	0	0	32	30	960.00	SF	85.00	85.00	100	1987	1987	3	20	16,320	
5	0845	KOOL DECK	0	0	127	6	762.00	SF	7.25	7.25	100	1987	1987	3	52	2,873	
6	0462	ST/AL FNC	0	0	45	5	225.00	SF	10.00	10.00	100	2004	2004	3	36	810	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	64	384	
8	1076	TRELLIS A	0	0	12	12	144.00	SF	7.50	7.50	100	2004	2004	3	36	389	
9	1076	TRELLIS A	0	0	20	3	60.00	SF	7.50	7.50	100	2000	2000	3	25	113	

LAND DESCRIPTION

TOTAL OB/XF 24,896

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