LOT 25
PLANTATION OAKS SUB 2 PB 5/38

POWELL LINDA R
1534 PLANTATION OAKS TER
FERNANDINA BEACH, FL 32034

2024

00-00-30-0512-0025-0000

BUILDING CHARACTERISTICS

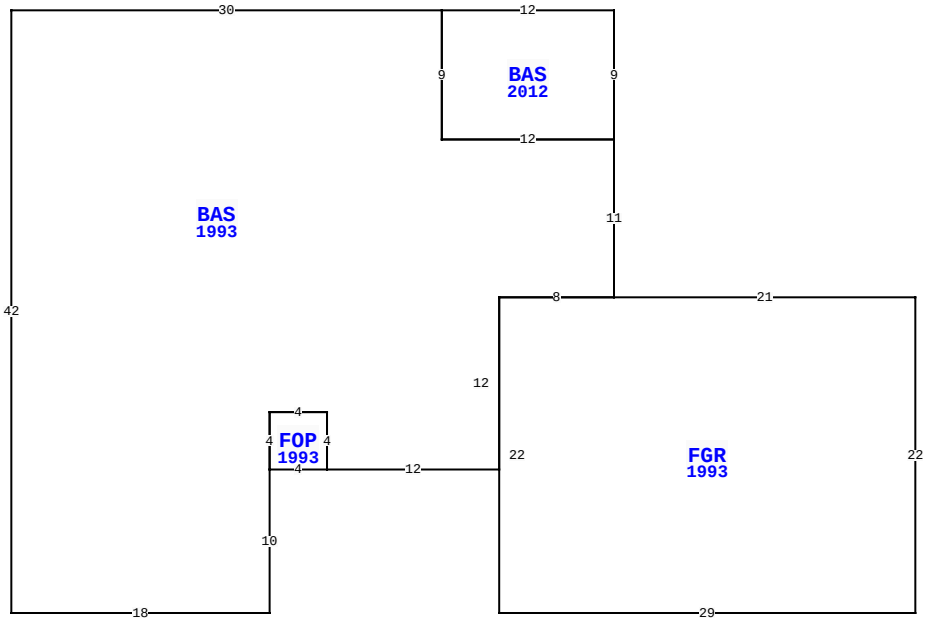
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,304	100	1,304	168,378
BAS	108	100	108	13,946
FGR	638	55	351	45,323
FOP	16	30	5	646
TOTALS	2,066		1,768	228,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,768	112.9000	141.12	249,500	1984	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2021 Heated Area: 1412 HX Base Yr 2021



1534 PLANTATION OAKS TER, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		228,292
TOTAL MARKET OB/XF VALUE		3,415
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		481,707
SOH/AGL Deduction		211,828
ASSESSED VALUE		269,879
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,879
TOTAL JUST VALUE		481,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226271	REMODEL	1,900	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2328/1595	12/30/2019	WD	Q	I	01	345,000
GRANTOR: MOTES JULIE A						
GRANTEE: POWELL LINDA R						
2201/0885	5/31/2018	WD	Q	I	01	330,000
GRANTOR: GROVES MILFORD WAYNE						
GRANTEE: MOTES JULIE A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W21 BAS=[YR=1993] N11 BAS=[YR=2012] N9 W12 S9 E12$ W12 N9 W30 S42 E18 N10 FOP=[YR=1993] E4 N4 W4 S4$ N4 E4 S4 E12 N12 E8$ W8 S22 E29 N22$.

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	0811	CONCRETE B	0	100	0	0	636.00	SF	5.20	5.20	100	1984	1984	3	44	1,455	
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	

LAND DESCRIPTION

TOTAL OB/XF 3,415

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS