LOT 29
IN OR 2212/818
PLANTATION OAKS #3 PB 5/144

STILLWELL JOHN D & NICOLE T
P O BOX 638
FERNANDINA BEACH, FL 32034

2024

00-00-30-0513-0029-0000

BUILDING CHARACTERISTICS

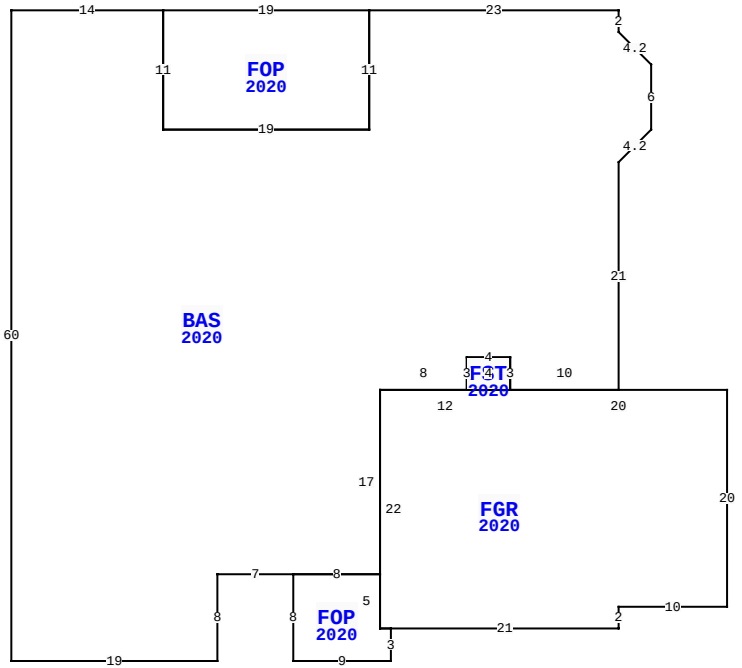
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,496	100	2,496	344,487
FGR	684	55	376	51,894
FOP	67	30	20	2,760
FOP	209	30	63	8,695
FST	12	55	7	966
TOTALS	3,468		2,962	408,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,962	111.5310	139.41	412,932	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 2496 HX Base Yr 2021



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

1562 PLANTATION OAKS TER, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	408,803
TOTAL MARKET OB/XF VALUE	56,446
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	715,249
SOH/AGL Deduction	240,824
ASSESSED VALUE	474,425
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	424,425
TOTAL JUST VALUE	715,249
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	697,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2101242	SWIM POOL	0	02/01/2021
2008653	CO ISSUED	0	09/17/2020
20000340	NEW CONSTR	339,336	01/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2212/0818	7/24/2018	WD	Q	V	01	98,000
GRANTOR: THOMSON MARK						
GRANTEE: STILLWELL JOHN D &						
2212/0816	4/21/2016	QC	U	V	11	49,000
GRANTOR: THOMSON DENISE						
GRANTEE: THOMSON MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W23 FOP=[YR=2020] W19 S11 E19 N11 $ S11 W19 N11 W14 S60 E19 N8 E7 FOP=[YR=2020] S8 E9 N3 FGR=[YR=2020] E21 N2 E10 N20 W20 FST=[YR=2020] N3 W4 S3 E4 $ W12 S22 E1$ W1 N5 W8 $ E8 N17 E8 N3 E4 S3 E10 N21 U3 R3 N6 L3 U3 N2 $.

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	0855	CONC PAVER	0	100	0	0	1,214.00	SF	10.00	10.00	100	2020	2020	3	99	12,019	
2	0855	CONC PAVER	0	100	30	15	450.00	SF	10.00	10.00	100	2020	2020	3	99	4,455	
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2020	2020	3	96	5,530	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576	
5	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2021	2021	3	95	25,194	
6	0855	CONC PAVER	0	100	0	0	876.00	SF	10.00	10.00	100	2021	2021	3	99	8,672	

LAND DESCRIPTION

TOTAL OB/XF 56,446

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 02/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS