LOT 31
IN OR 1794/1611
PLANTATION OAKS #3 PB 5/144

SELPH KYLE & MICHELLE
1570 PLANTATION OAKS TERRACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0513-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

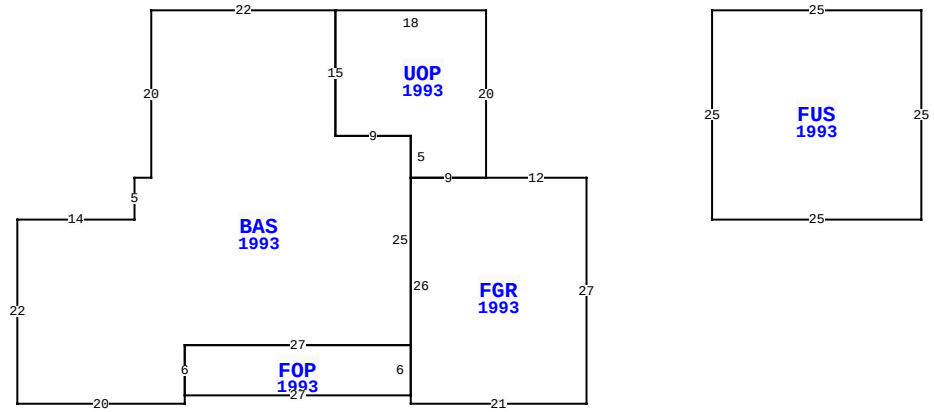
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,495	100	1,495	174,488
FGR	567	55	312	36,415
FOP	162	30	49	5,719
FUS	625	100	625	72,947
UOP	315	20	63	7,353
TOTALS	3,164		2,544	296,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,544	112.4928	140.62	357,737	1989	1989	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 2013 Heated Area: 2120 HX Base Yr 2013



1570 PLANTATION OAKS TER, 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		296,922
TOTAL MARKET OB/XF VALUE		41,038
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		587,960
SOH/AGL Deduction		348,817
ASSESSED VALUE		239,143
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,143
TOTAL JUST VALUE		587,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226329	POOL	28,000	08/01/2012
3263	NEW CONSTR	0	10/26/1988
2773	H/AC	4,200	10/21/1988
5452	NEW CONSTR	3,200	10/21/1988
5234	NEW CONSTR	78,500	10/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1794/1611	5/25/2012	WD	Q	I	02	223,000
GRANTOR: GASTER ORVAL ROBERT &						
GRANTEE: SELPH KYLE & MICHEL						
0563/0274	2/13/1989	WD	Q	I		132,500
GRANTOR: ISLAND CONSTRUCTION						
GRANTEE: GASTER ORVAL ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S20 W2 S5 W14 S22 E20 N1 FOP=[YR=1993] E27
FGR=[YR=1993] S1 E21 N27 W12 UOP=[YR=1993] N20 W18 S15 E9 S5
E9 $ W9 S26 $ N6 W27 S6 $ N6 E27 N25 W9 N15 $ PTR= E45
FUS=[YR=1993] E25 S25 W25 N25 $ W45 $.

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	1989	1989	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,908.00	SF	4.00	4.00	100	1989	1989	3	57	4,350	
3	0469	VF LATTIC	0	100	0	0	42.00	SF	5.50	5.50	100	2000	2000	3	52	120	
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2012	2012	3	68	26,010	
5	0855	CONC PAVER	0	100	0	0	565.00	SF	7.00	7.00	100	2012	2012	3	93	3,678	
6	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2012	2012	3	68	4,570	

LAND DESCRIPTION

TOTAL OB/XF 41,038

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