LOT 32
IN OR 2162/1979
PLANTATION OAKS #3 PB 5/144

BEARD KENNARD R & REBECCA B LIVING TRUST/BEARD KEN
1576 PLANTATION OAKS TER
FERNANDINA BEACH, FL 32034

2024

00-00-30-0513-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

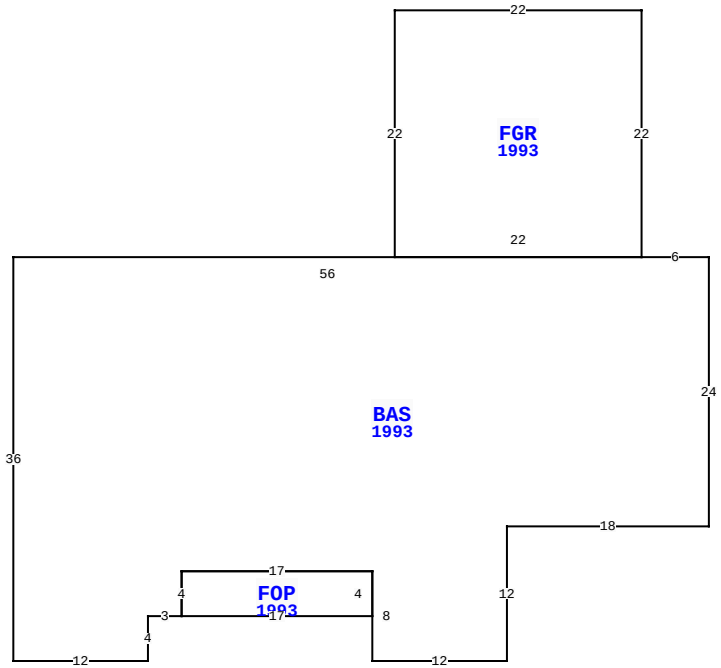
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,868	100	1,868	220,566
FGR	484	55	266	31,408
FOP	68	30	20	2,361
TOTALS	2,420		2,154	254,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,154	113.8074	142.26	306,428	1989	1989	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 1999 Heated Area: 1868 HX Base Yr 1999



1576 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		254,335
TOTAL MARKET OB/XF VALUE		7,941
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		512,276
SOH/AGL Deduction		326,690
ASSESSED VALUE		185,586
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,586
TOTAL JUST VALUE		512,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5453	NEW CONSTR	3,200	10/21/1988
2774	H/AC	2,900	10/21/1988
3245	NEW CONSTR	0	10/13/1988
5105	NEW CONSTR	70,000	08/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2162/1979	11/17/2017	QC	U	I	11	100
GRANTOR: BEARD KENNARD R & REB						
GRANTEE: KENNARD R BEARD & R						
2162/0328	11/17/2017	QC	U	I	11	100
GRANTOR: BEARD KENNARD R & REB						
GRANTEE: BEARD KENNARD R & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FGR=[YR=1993] N22 W22 S22 E22 $ W56 S36 E12 N4 E3 FOP=[YR=1993] E17 N4 W17 S4 $ N4 E17 S8 E12 N12 E18 N24 $.

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	1,644.00	SF	4.00	4.00	100	1989	1989	3	57	3,748	
3	1242	WD DECK A	0	100	0	0	272.00	SF	10.00	10.00	100	1989	1989	3	20	544	
4	0855	CONC PAVER	0	100	0	0	144.00	SF	10.00	10.00	100	2012	2012	3	93	1,339	

LAND DESCRIPTION

TOTAL OB/XF 7,941

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