LOT 33
IN OR 1858/730
PLANTATION OAKS #3 PB 5/144

HUTCHINSON MICHAEL & ELIZABETH BEARD
1573 PLANTATION OAKS TR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0513-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

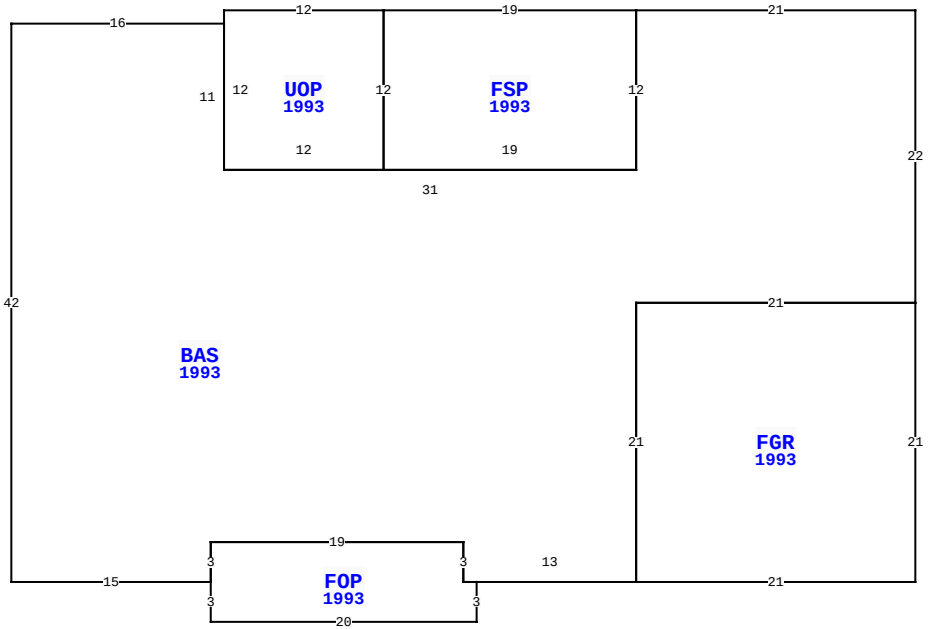
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,038	100	2,038	237,480
FGR	441	55	243	28,316
FOP	117	30	35	4,078
FSP	228	40	91	10,604
UOP	144	20	29	3,379
TOTALS	2,968		2,436	283,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,436	112.7784	140.97	343,403	1989	1989	0	0	0	17.34	82.66

1 SNGL FAM – 100% - 2009 Heated Area: 2038 HX Base Yr 2009



1573 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		283,857
TOTAL MARKET OB/XF VALUE		5,345
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		539,202
SOH/AGL Deduction		326,745
ASSESSED VALUE		212,457
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,457
TOTAL JUST VALUE		539,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5793	NEW CONSTR	79,952	06/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1858/0730	5/20/2013	WD	U	I	30	100
GRANTOR: HUTCHINSON MICHAEL LO						
GRANTEE: HUTCHINSON MICHAEL						
1128/1956	4/10/2003	WD	U	I	07	100
GRANTOR: BURLING JOHN M & CARO						
GRANTEE: HUTCHINSON MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FSP=[YR=1993] W19 UOP=[YR=1993] W12 S12E12 N12 $ S12 E19 N12 $ S12 W31 N11 W16 S42 E15 FOP=[YR=1993] S3 E20 N3 W1 N3 W19 S3$ N3 E19 S3 E13 FGR=[YR=1993] E21 N21 W21 S21 $ N21 E21 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	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	1,331.00	SF	4.00	4.00	100	1989	1989	3	57	3,035	

LAND DESCRIPTION

TOTAL OB/XF 5,345

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 02/26/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS