

PT OF LOT 2
IN OR 2165/853 & 2165/855
(SOUTH OF PLANTATION OAK LN S

FONSECA DENNIS & MARIE
1404 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	08	SHT VINYL 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
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
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NEIGHBORHOOD/LOC	3031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100	1,590	172,714
FGR	399	55	219	23,789
FOP	40	30	12	1,304

TOTALS	2,029		1,821	197,807
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	71	16	1,136.00	SF	4.00	4.00	100	1988
2	0810	CONCRETE A	0 100	0	0	93.00	SF	6.50	6.50	100	1988
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
4	0810	CONCRETE A	0 100	23	10	230.00	SF	6.50	6.50	100	1988

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

REVIEW DATE	04/14/2020	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,821	110.0000	137.50	250,388	1988	1995	0	0	0 21.00	79.00
1 SNGL FAM - 100% - 2018											
Heated Area: 1590											
HX Base Yr 2018											

TOTAL OB/XF											
5,860											

TOTAL OB/XF											
5,860											

Total Acres:	0.00	Total Land Value:	250,000	Market:	0	Agricultural:	0	Common:	250,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
8			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 8	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		197,807	
TOTAL MARKET OB/XF VALUE		5,860	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		453,667	
SOH/AGL Deduction		265,362	
ASSESSED VALUE		188,305	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		138,305	
TOTAL JUST VALUE		453,667	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		400,276	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5134	NEW CONSTR	71,600	08/31/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2165/0855	12/08/2017	WD	U	I	11	100	
GRANTOR: POINT B LLC							
GRANTEE: FONSECA DENNIS & MA							
2165/0853	12/08/2017	WD	Q	I	01	232,500	
GRANTOR: ORTEP HOLDINGS LLC							
GRANTEE: FONSECA DENNIS & MA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W65 S14 FGR=[YR=1993] S21E19 N21 W19\$ E19 S10 E20 FOP=[YR=1993] S10 E4 N10 W4\$ E4 S10 E22 N34\$.											