

PT OF LOT 2
IN OR 2161/804
SUB OF S0 PT SEC 12 DBK 39/292

FRYE LAURIE
1405 PLANTATION OAKS LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0002-0070



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	03	MASONRY 100		
Stories		1. 1. 100		
Units		0 100		
BUD8 Adjustme	05	DIST 1A 100		
Occupancy	00	NONE 100		
Quality		05	Quality Level 05	
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	2,066	100	2,066	302,887
FGR	778	55	428	62,747
FOP	42	30	13	1,906
FOP	168	30	50	7,330
TOTALS	3,054		2,557	374,871

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,557	120.9120	151.14	386,465	2017	2017	0	0	3.00	97.00
1 SNGL FAM - 100% - 2018						Heated Area: 2066			HX Base Yr 2018		
BLD DATE						LGL DATE					
XF DATE						LAND DATE					

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				374,871			
TOTAL MARKET OB/XF VALUE				6,111			
TOTAL LAND VALUE - MARKET				250,000			
TOTAL MARKET VALUE				630,982			
SOH/AGL Deduction				267,663			
ASSESSED VALUE				363,319			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				313,319			
TOTAL JUST VALUE				630,982			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				614,067			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	816.00	SF	7.00	7.00	100	2017
2	0855	CONC PAVER	0 100	0	0	84.00	SF	7.00	7.00	100	2017

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	1130.00	107.00	1.00	LT	1.00

TOTAL OB/XF											
6,111											
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	1130.00	107.00	1.00	LT	1.00