



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
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
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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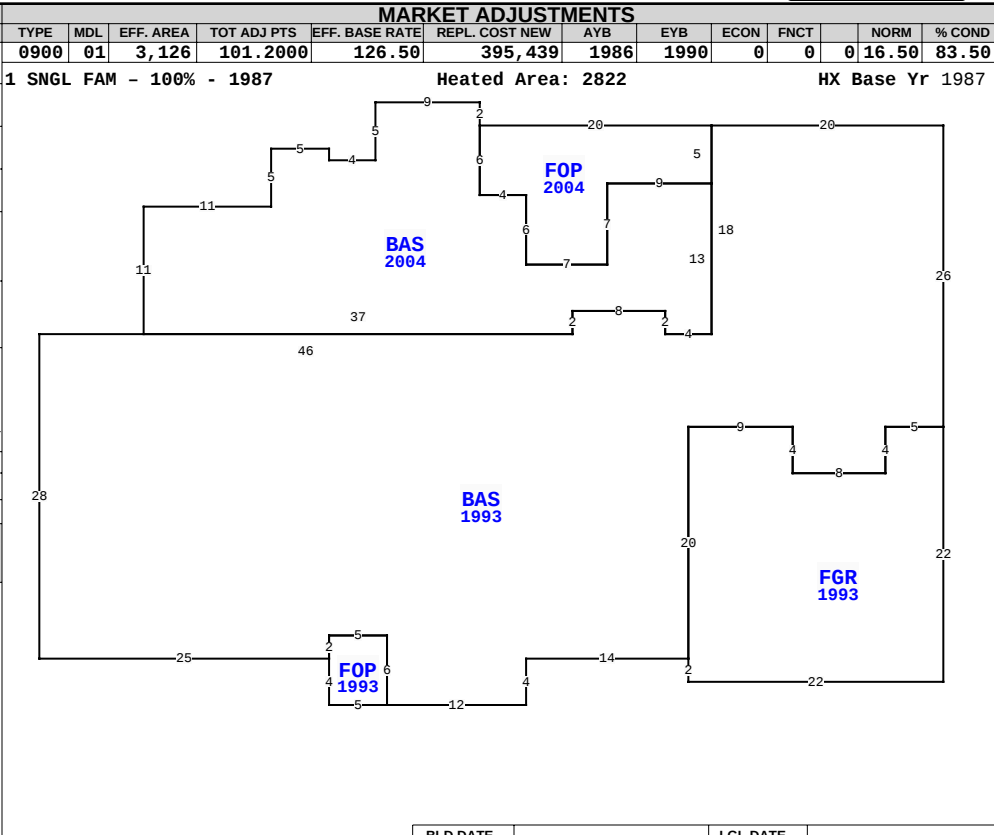
NEIGHBORHOOD/LOC	3031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,190	100	2,190	231,324
BAS	632	100	632	66,757
FGR	452	55	249	26,302
FOP	30	30	9	951
FOP	153	30	46	4,859

TOTALS	3,457		3,126	330,192
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,480.00	SF	4.00
2	0812	CONCRETE C	0	100	53	3	159.00	SF	4.00
3	0861	POOL GUNIT	0	100	0	0	325.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	700.00	SF	7.25
5	0910	SCRN RM L	0	100	0	0	1,029.00	SF	15.00
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00



1654 PLANTATION OAKS LN, FERNANDINA BEACH

BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
21,069									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		330,192	
TOTAL MARKET OB/XF VALUE		21,069	
TOTAL LAND VALUE - MARKET		262,500	
TOTAL MARKET VALUE		613,761	
SOH/AGL Deduction		340,987	
ASSESSED VALUE		272,774	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		222,774	
TOTAL JUST VALUE		613,761	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		525,086	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217707	H/AC	0	10/01/2012
B0413354	XF0B	8,653	07/01/2004
R035682	REPAIR/RRF	2,000	12/01/2003
BP 1684	N/A	2,975	11/20/1985
3043	N/A	85,300	10/01/1985

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2045/1703	5/03/2016	QC	U	I	11
GRANTOR: SKOROPAT PHILIP A					
GRANTEE: SKOROPAT MARSHA J					
0479/0757	1/01/1986	WD	Q	I	113,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W20 FOP=[YR=2004] W20 BAS=[YR=2004] N2 W9 S5 W4 N1 W5 S5 W11 S11 E37 N2 E8 S2 E4 N13 W9 S7 W7 N6 W4 N6\$ S6 E4 S6 E7 N7 E9 N5\$ S18 W4 N2 W8 S2 W46 S28 E25 FOP=[YR=1993] S4 E5 N6 W5 S2\$ N2 E5 S6 E12 N4 E14 FGR=[YR=1993] S2 E22 N22 W5 S4 W8 N4 W9 S20\$ N20 E9 S4 E8 N4 E5 N26\$.									