



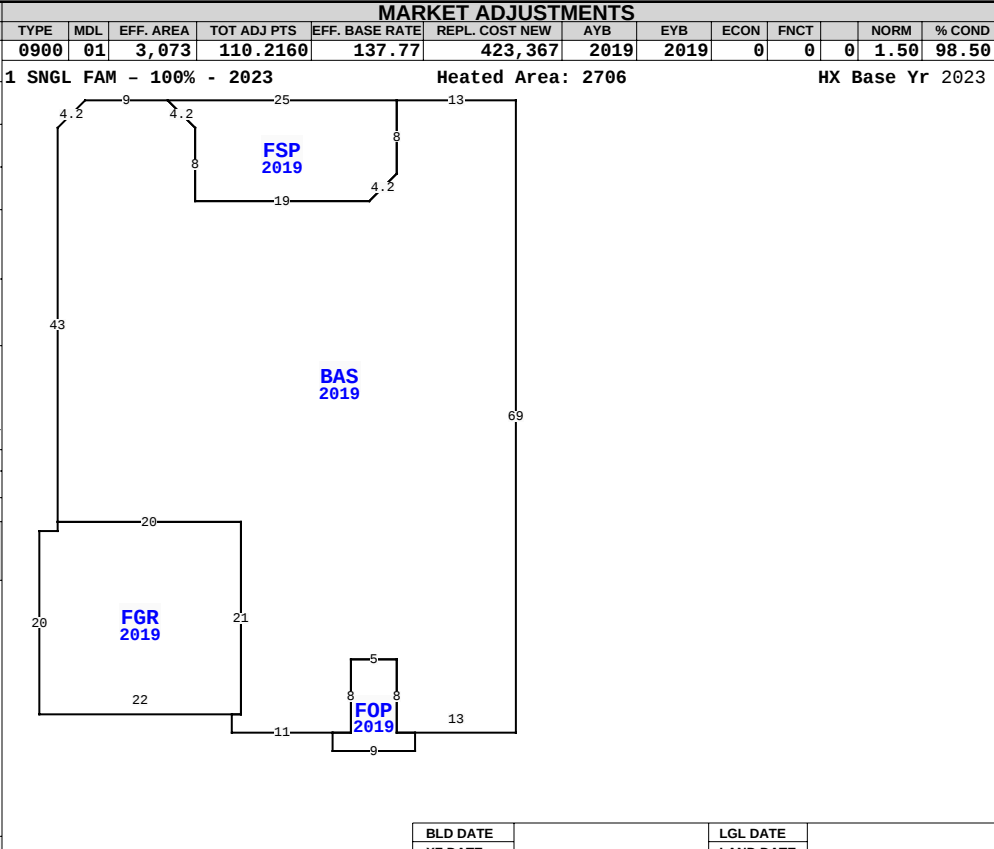
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,706	100	2,706	367,214
FGR	460	55	253	34,333
FOP	58	30	17	2,307
FSP	242	40	97	13,164
TOTALS	3,466		3,073	417,016

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	1,160.00	SF	7.00	7.00	100	2019
2	0855	CONC PAVER	0 100	0	0	216.00	SF	7.00	7.00	100	2019

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	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
1612 PLANTATION OAKS LN, FERNANDINA BEACH											

TOTAL OB/XF											
9,440											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	417,016		
TOTAL MARKET OB/XF VALUE	9,440		
TOTAL LAND VALUE - MARKET	262,500		
TOTAL MARKET VALUE	688,956		
SOH/AGL Deduction	133,461		
ASSESSED VALUE	555,495		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	500,495		
TOTAL JUST VALUE	688,956		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	670,208		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006808	ADD POOL ENC	22,894	06/07/2024
B1808357	NEW CONSTR	348,668	08/15/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
9999/9999	1/24/2022	CN Q	I	01	
GRANTOR: MATHENY DAVID W & LIN					
GRANTEE: SMITH JOHN					
2285/0717	6/08/2019	QC U	V	11	100
GRANTOR: MATHENY DAVID W & LIN					
GRANTEE: MATHENY DAVID W & L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W13 FSP=[YR=2019] W25 D3 R3 S8 E19 U3 R3 N8\$ S8 D3 L3 W19 N8 L3 U3 W9 D3 L3 S43 FGR=[YR=2019] S1 W2 S20 E22 N21 W20\$ E20 S21 W1 S2 E11 FOP=[YR=2019] S2 E9 N2 W2 N8 W5 S8 W2\$ E2 N8 E5 S8 E13 N69\$.											