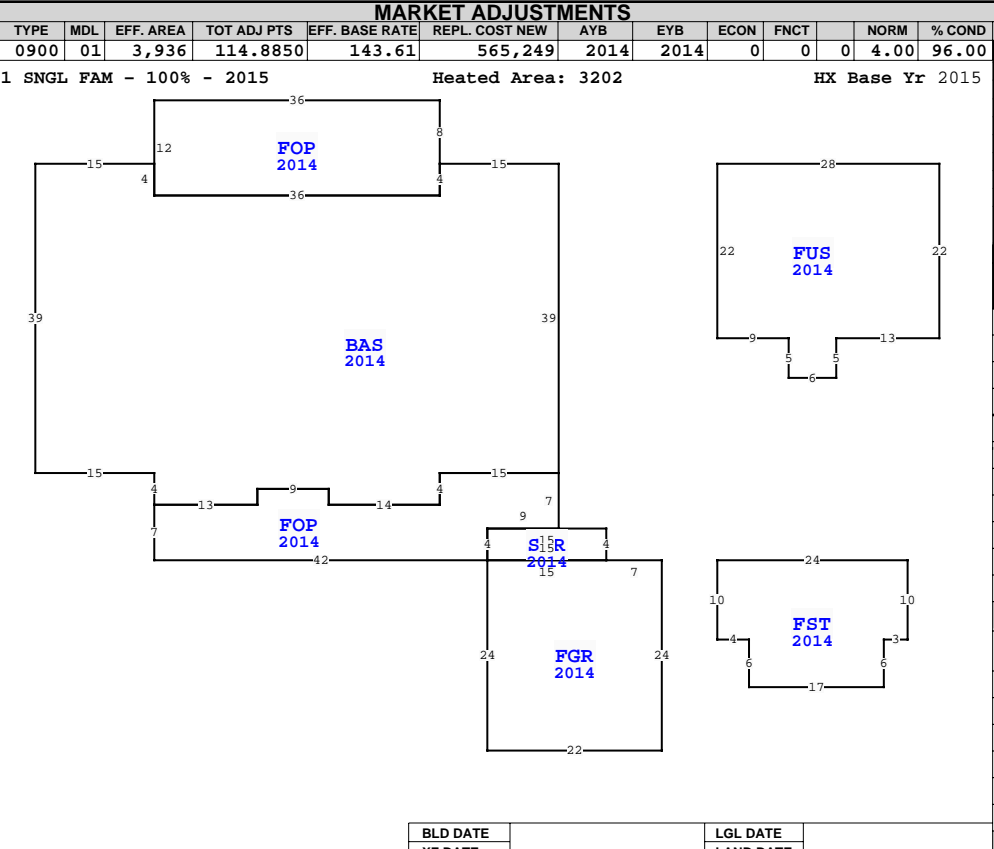


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
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
BAS	2,556	100	2,556
FGR	528	55	290
FOP	399	30	120
FOP	432	30	130
FST	342	55	188
FUS	646	100	646
STR	60	10	6
TOTALS	4,963		3,936
			542,639



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			542,639
TOTAL MARKET OB/XF VALUE			16,430
TOTAL LAND VALUE - MARKET			262,500
TOTAL MARKET VALUE			821,569
SOH/AGL Deduction			399,471
ASSESSED VALUE			422,098
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			372,098
TOTAL JUST VALUE			821,569
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			656,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428929	CO ISSUED	0	12/03/2014
N1428929	NEW CONSTR	428,683	06/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1913/0052	4/15/2014	WD	U	V	37	91,500
GRANTOR: FIELDS C MITCHELL & P						
GRANTEE: BROWN MARK & JANE						
0895/1975	8/19/1999	WD	Q	V		66,500
GRANTOR: PHILO RONALD A SR & C						
GRANTEE: FIELDS C MITCHELL &						

EXTRA FEATURES		1630 PLANTATION OAKS LN, FERNANDINA BEACH, FL 32034														
L N	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	0855	CONC PAVER	0	100	0	0		SF	7.00	100	2014	2014	3	95	14,510	
2	0504	FP-ELECTRI	0	100	0	0		UT	2,000.00	100	2014	2014	3	96	1,920	

BUILDING NOTES	
BAS=[YR=2014;ORIG=0,0] W15 S4 W36 N4 W15 S39 E15 S4 E13 N2 E9 S2 E14 N4 E15 N39 \$	
PTR=[ORIG=0,0] E20 S50 W20 N50 \$	
FUS=[YR=2014;ORIG=20,0] E28 S22 W13 S5 W6 N5 W9 N22 \$	
FGR=[YR=2014;ORIG=-9,50] S24 E22 N24 W7 W15 \$	
FOP=[YR=2014;ORIG=-15,0] N8 W36 S12 E36 N4 \$	
FOP=[YR=2014;ORIG=-51,43] S7 E42 N4 E9 N7 W15 S4 W14 N2 W9 S2 W13 \$	
FST=[YR=2014;ORIG=20,50] E24 S10 W3 S6 W17 N6 W4 N10 \$	
STR=[YR=2014;ORIG=6,50] N4 W15 S4 E15 \$	
PTR=[ORIG=0,0] E20 W20 \$	

LAND DESCRIPTION		TOTAL OB/XF 16,430																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	250,000.00	262,500.00	262,500							