

LOT 24
IN OR 2243/1820
HERON OAKS #2 PB 6/10 & 11

PLOSSER CHARLES & JANET REVOCABLE TRUST/PLOSSER CH
9 LAUREL OAK
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0850-0024-0000



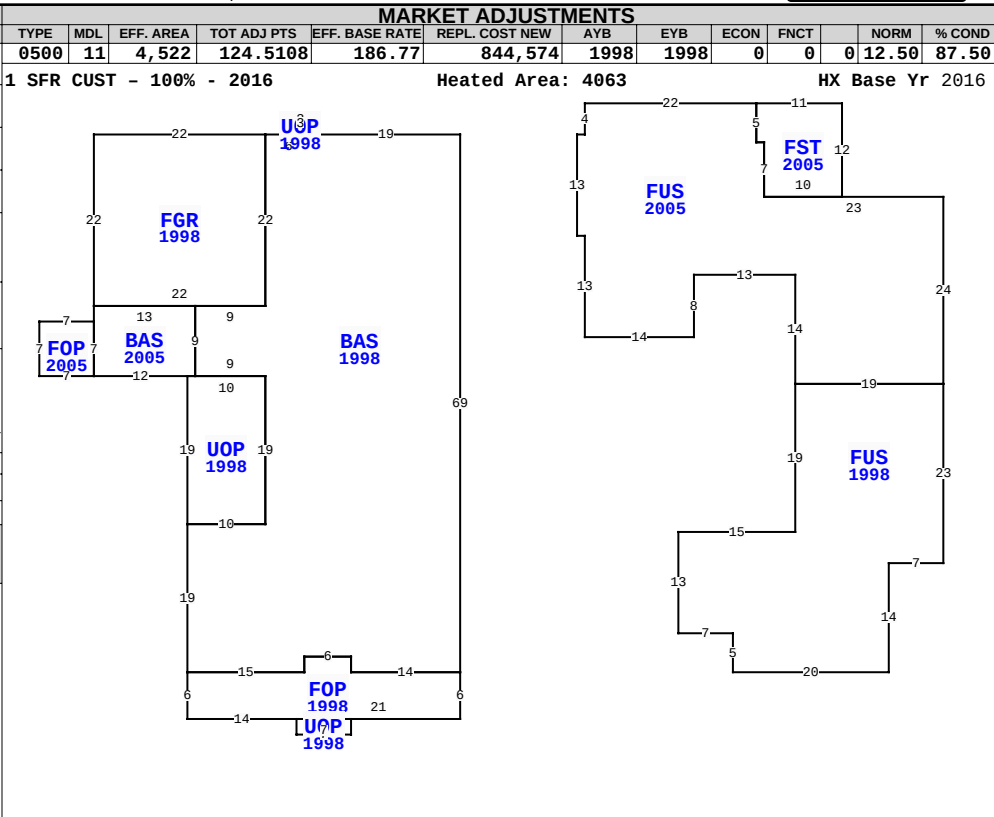
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.010		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	324,233
BAS	117	100	117	19,121
FGR	484	55	266	43,471
FOP	222	30	67	10,950
FOP	49	30	15	2,452
FST	125	55	69	11,276
FUS	840	100	840	137,276
FUS	1,122	100	1,122	183,362
UOP	6	20	1	164
UOP	14	20	3	490
TOTALS	5,153		4,522	739,002

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100
2	0810	CONCRETE A	0 100	0	0	685.00	SF	6.50	6.50	100
3	0825	BRICK	0 100	7	5	35.00	SF	12.50	12.50	100
4	0861	POOL GUNIT	0 100	0	0	200.00	SF	85.00	85.00	100
5	0845	KOOL DECK	0 100	0	0	531.00	SF	7.25	7.25	100
6	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100
8	0825	BRICK	0 100	0	0	109.00	SF	12.50	12.50	100
9	0810	CONCRETE A	0 100	0	0	180.00	SF	6.50	6.50	100
10	0445	BOX FNC 5'	0 100	0	0	43.00	LF	8.10	8.10	100

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



** This building has 11 Sub-Areas	BLD DATE	LGL DATE	04/10/2024	MLU
9 LAUREL OAK, FERNANDINA BEACH	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620	
2	0810	CONCRETE A	0 100	0	0	685.00	SF	6.50	6.50	100	1998	1998	3	75	3,339	
3	0825	BRICK	0 100	7	5	35.00	SF	12.50	12.50	100	1998	1998	3	93	407	
4	0861	POOL GUNIT	0 100	0	0	200.00	SF	85.00	85.00	100	1998	1998	3	21	3,570	
5	0845	KOOL DECK	0 100	0	0	531.00	SF	7.25	7.25	100	1998	1998	3	75	2,887	
6	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	1998	1998	3	45	405	
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200	
8	0825	BRICK	0 100	0	0	109.00	SF	12.50	12.50	100	1998	1998	3	93	1,267	
9	0810	CONCRETE A	0 100	0	0	180.00	SF	6.50	6.50	100	1998	1998	3	75	878	
10	0445	BOX FNC 5'	0 100	0	0	43.00	LF	8.10	8.10	100	1998	1998	3	20	70	

TOTAL OB/XF											14,643		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	5		

NASSAU COUNTY PROPERTY											PAGE 1 of 2											5										
VALUATION SUMMARY											STANDARD											VALUATION BY										
Tax Group: 5											Tax Dist:											BUILDING MARKET VALUE										
TOTAL MARKET OB/XF VALUE											739,002											TOTAL MARKET OB/XF VALUE										
TOTAL LAND VALUE - MARKET											500,000											TOTAL LAND VALUE - MARKET										
TOTAL MARKET VALUE											1,255,032											TOTAL MARKET VALUE										
SOH/AGL Deduction											469,430											SOH/AGL Deduction										
ASSESSED VALUE											785,602											ASSESSED VALUE										
TOTAL EXEMPTION VALUE											50,000											TOTAL EXEMPTION VALUE										
BASE TAXABLE VALUE											735,602											BASE TAXABLE VALUE										
TOTAL JUST VALUE											1,255,032											TOTAL JUST VALUE										
NCON VALUE											0											NCON VALUE										
INCOME VALUE											0											INCOME VALUE										
PREVIOUS YEAR MKT VALUE											1,172,783											PREVIOUS YEAR MKT VALUE										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507694	REPAIR/RRF	1,000	06/01/2005
M0509678	H/AC	0	05/01/2005
B9805414	SWIM POOL	11,000	09/01/1998
B9804735	NEW CONSTR	132,852	03/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2243/1820	12/06/2018	SW	U	I	11	100	
GRANTOR: PLOSSER CHARLES I & J							
GRANTEE: PLOSSER CHARLES & J							
0851/1211	10/08/1998	WD	Q	I		364,900	
GRANTOR: COALBORN COASTAL HOME							
GRANTEE: PLOSSER CHARLES I &							

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=1998] W19 UOP=[YR=1998] N2 W3 S2 E3\$ W6 FGR=[YR=1998] W22 S22 BAS=[YR=2005] S2 FOP=[YR=2005] W7 S7 E7 N7 \$ S7 E12 UOP=[YR=1998] S19 E10 N19 W10\$ E1 N9 W13\$ E22 N22\$ S22 W9 S9 E9 S19 W10 S19 FOP=[YR=1998] S6 E14 UOP=[YR=1998] S2 E7 N2 W7\$ E21 N6 W14 N2 W6 S2 W15\$ E15 N2 E6 S2 E14 N69\$ PTR=E15 FUS=[YR=2005] E1 N4 E22 FST=[YR=2005] E11 S12 W10 N7 W1 N5\$ S5 E1 S7 E23 S24 FUS=[YR=1998] S23 W7 S14 W20 N5 W7 N13 E15 N19 E19\$ W19 N14 W13 S8 W14 N13 W1 N13\$ W15\$.										

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