

PT OF LOT 2  
IN OR 2165/853 & 2165/855  
(SOUTH OF PLANTATION OAK LN S

FONSECA DENNIS & MARIE  
1404 PLANTATION OAKS LANE  
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0002-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| 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      |
| NEIGHBORHOOD/LOC | 3031.00 |                  |

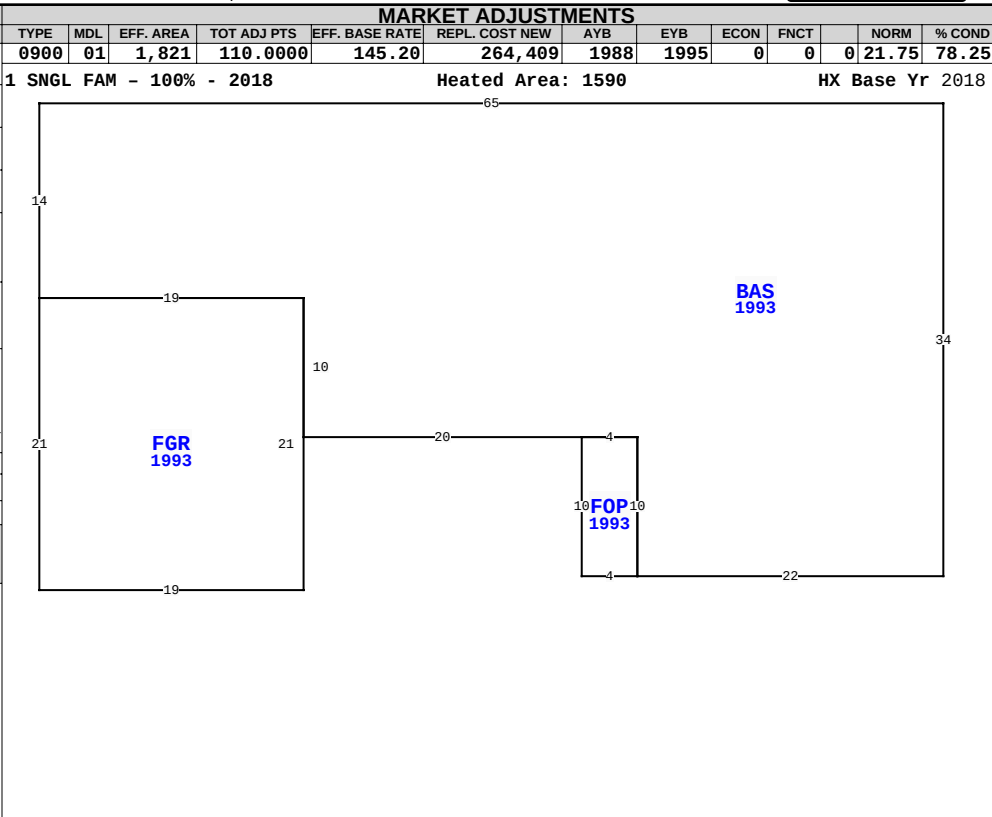
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,590            | 100         | 1993 | 1,590        | 180,654              |
| FGR       | 399              | 55          | 1993 | 219          | 24,883               |
| FOP       | 40               | 30          | 1993 | 12           | 1,363                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,029 |  |  | 1,821 | 206,900 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 71 | 16 | 1,136.00 | SF | 4.00     |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 93.00    | SF | 6.50     |
| 3              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 |
| 4              | 0810       | CONCRETE A  | 0   | 100 | 23 | 10 | 230.00   | SF | 6.50     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |

REVIEW DATE 04/14/2020 BY DJA



| TOTAL OB/XF |            |             |     |     |    |    |          |    |          |
|-------------|------------|-------------|-----|-----|----|----|----------|----|----------|
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| TOTAL OB/XF |            |             |     |     |    |    |          |    |          |
|-------------|------------|-------------|-----|-----|----|----|----------|----|----------|
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| 3           | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 |
| 4           | 0810       | CONCRETE A  | 0   | 100 | 23 | 10 | 230.00   | SF | 6.50     |

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0900 | 01  | 1,821     | 110.0000    | 145.20         | 264,409        | 1988 | 1995 | 0    | 0    | 21.75 | 78.25  |

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| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 8              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 206,900  |
| TOTAL MARKET OB/XF VALUE  |           | 5,624    |
| TOTAL LAND VALUE - MARKET |           | 250,000  |
| TOTAL MARKET VALUE        |           | 462,524  |
| SOH/AGL Deduction         |           | 268,758  |
| ASSESSED VALUE            |           | 193,766  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,722   |
| BASE TAXABLE VALUE        |           | 143,044  |
| TOTAL JUST VALUE          |           | 462,524  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 453,667  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 5134       | NEW CONSTR  | 71,600 | 08/31/1988 |

| SALES DATA                   |            |           |     |     |        |            |  |
|------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2165/0855                    | 12/08/2017 | WD        | U   | I   | 11     | 100        |  |
| GRANTOR: POINT B LLC         |            |           |     |     |        |            |  |
| GRANTEE: FONSECA DENNIS & MA |            |           |     |     |        |            |  |
| 2165/0853                    | 12/08/2017 | WD        | Q   | I   | 01     | 232,500    |  |
| GRANTOR: ORTEP HOLDINGS LLC  |            |           |     |     |        |            |  |
| GRANTEE: FONSECA DENNIS & MA |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                               |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| BAS=[YR=1993] W65 S14 FGR=[YR=1993] S21E19 N21 W19\$ E19 S10 E20 FOP=[YR=1993] S10 E4 N10 W4\$ E4 S10 E22 N34\$ . |  |  |  |  |  |  |  |