



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 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	1,913	100	1993	1,913	220,323
FEP	264	80	2003	211	24,301
FGR	460	55	1993	253	29,139
FOP	6	30	1993	2	230
PTO	168	5	1993	8	922
TOTALS	2,811			2,387	274,914

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,387	108.3880	143.07	341,508	1985	1985	0	0	0	19.50	80.50	
1 SNGL FAM - 100% - 0 Heated Area: 1913 HX Base Yr 1986													
1415 PLANTATION OAKS LN, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													

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VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 8					Tax Dist:			
BUILDING MARKET VALUE					274,914			
TOTAL MARKET OB/XF VALUE					4,565			
TOTAL LAND VALUE - MARKET					250,000			
TOTAL MARKET VALUE					529,479			
SOH/AGL Deduction					357,761			
ASSESSED VALUE					171,718			
TOTAL EXEMPTION VALUE					HX HB		50,722	
BASE TAXABLE VALUE					120,996			
TOTAL JUST VALUE					529,479			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					516,721			