

HOLLOWAY CHERRIE J/BROWN ROBERT A
1416 PLANTATION OAKS LN
FERNANDINA BEACH, FL 32034

00-00-30-0760-0002-0080



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																	
Exterior Wall		31	HARDIE BRD 100							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY														
Roof Structur		03	GABLE/HIP 100							0500	01	2,816	112.4160	177.62	500,178	2024	2024	0	0	0	0.00	100.00	Tax Group: 8														
Roof Cover		13	STAND SEAM 100							2 SFR CUST - 100% - 2025														Heated Area: 2676													
Interior Wall		05	DRYWALL 100																					HX Base Yr													
Interior Floo		13	LVT/LAMNT 90																																		
Interior Floo		11	CLAY TILE 10																																		
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																																		
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	2,676	100	2025	2,676	475,311																																
FOP	192	30	2025	58	10,302																																
FOP	273	30	2025	82	14,565																																
TOTALS		3,141			2,816	500,178																															
EXTRA FEATURES										1416 PLANTATION OAKS LN, FERNANDINA BEACH																											
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																			
3	0855	CONC PAVER	0	100	104	12		1,248.00	SF	10.00	10.00	100	2025	2024		100	12,480																				
4	0501	FP-AVERAGE	0	100	0	0		1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000																				
LAND DESCRIPTION										TOTAL OB/XF										17,480																	
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000100	C	RES			100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000																		