

CLEMENTS CHRISTOPHER
1655 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

00-00-30-0870-0003-0000



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 60			
Exterior Wall	20	FACE BRICK 40			
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			
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	1,553	100	1993	1,553	183,080
FGR	392	55	1993	216	25,464
FOP	42	30	1993	13	1,533
TOTALS	1,987			1,782	210,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,782	110.0000	145.20	258,746	1991	1991	0	0	0	18.81 81.19

1 SNGL FAM - 100% - 2001

Heated Area: 1553

HX Base Yr 2001

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	210,076
TOTAL MARKET OB/XF VALUE	2,625
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	462,701
SOH/IAGL Deduction	294,445
ASSESSED VALUE	168,256
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	117,534
TOTAL JUST VALUE	462,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	452,577

PERMIT NUM

DESCRIPTION

AMT

ISSUED

| 7629 | NEW CONSTR | 67,929 | 10/21/1991 |

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0930/0661	5/01/2000	WD	Q	I		115,000

GRANTOR: PROPERT ETHAN R & AMY

GRANTEE: CLEMENTS CHRISTOPHE

| 0819/0333 | 1/08/1998 | WD | Q | I | | 95,000 |

GRANTOR: WATSON KAREN

GRANTEE: PROPER ETHAN & AMY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N16 W14 N1 W1 N1 W7 S1 W1 S1 W1 S3 W13 N3 W15 S31 E12 FOP=[YR=1993] S4 E6 N7 W6 S3\$ N3 E6 S4 E12 FGR=[YR=1993] E3 S16 E19 N20 W22 S4\$ N4 E25 N12\$.

LAND DESCRIPTION

TOTAL OB/XF 2,625

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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS