LOT 5
IN OR 1489/512
WHISPERING OAKS SUB PB 5/74

NICHOL GRAEME & NICOLA S
1643 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0870-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

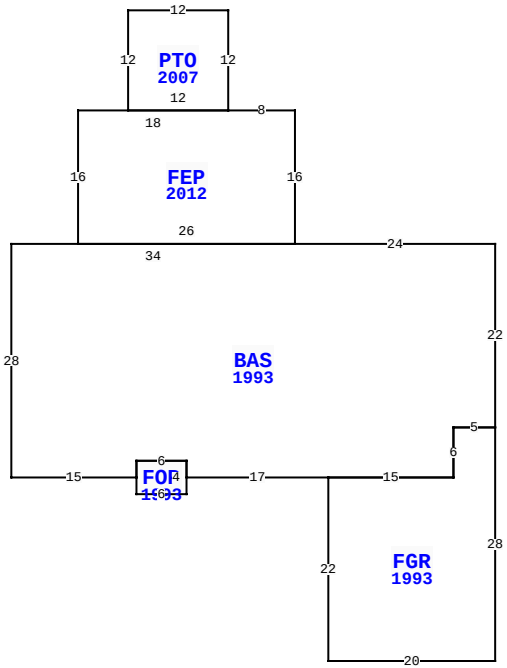
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,582	100	1993	1,582	200,037
FEP	416	80	2012	333	42,106
FGR	470	55	1993	258	32,623
FOP	24	30	1993	7	885
PTO	144	5	2007	7	885
TOTALS	2,636			2,187	276,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,187	110.7400	146.18	319,696	1989	1997	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2008 Heated Area: 1582 HX Base Yr 2008



1643 PLANTATION OAKS LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		276,537
TOTAL MARKET OB/XF VALUE		8,571
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		535,108
SOH/AGL Deduction		316,165
ASSESSED VALUE		218,943
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,221
TOTAL JUST VALUE		535,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226476	SUNROOMROOF	15,000	10/01/2012
3405	NEW CONSTR	0	02/17/1989
2919	H/AC	2,200	02/14/1989
5531	NEW CONSTR	79,000	02/14/1989
5724	TEMP POLE	2,200	02/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/0512	4/02/2007	WD	Q	I		336,000
GRANTOR: MILES KENNETH M & JAN						
GRANTEE: NICHOL GRAEME & NIC						
0948/0910	9/07/2000	WD	Q	I		135,000
GRANTOR: BALOGH KIMBERLY						
GRANTEE: MILES KENNETH M & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FEP=[YR=2012] N16 W8 PTO=[YR=2007] N12 W12 S12 E12$ W18 S16 E26$ W34 S28 E15 FOP=[YR=1993] S2 E6 N4 W6 S2 $ N2 E6 S2 E17 FGR=[YR=1993] S22 E20 N28 W5 S6 W15 $ E15 N6 E5 N22 $.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0810	CONCRETE A	0	100	0	0	173.00	SF	6.50	6.50	100	1989	1989	3	54.5	613	
3	0812	CONCRETE C	0	100	0	0	1,302.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,838	
4	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	2012	2012	3	50	2,880	

LAND DESCRIPTION

TOTAL OB/XF 8,571

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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