LOT 6 IN OR 838/448
WHISPERING OAKS SUB PB 5/74

HUNT ANGELIA S
1637 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0870-0006-0000**

## 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 Floo | 14 | CARPET 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 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |

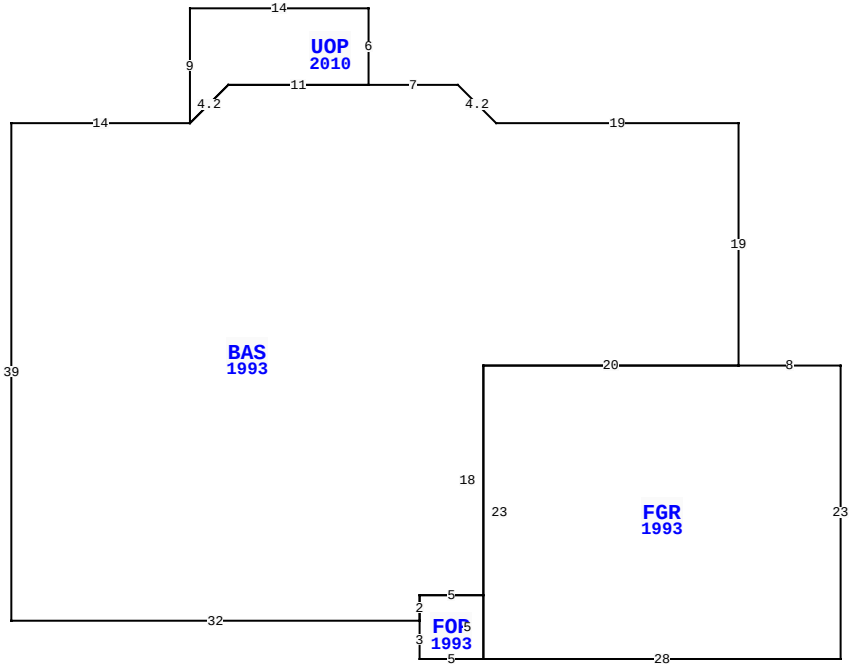
| | | | |
|---|---|---|---|
| Quality | 03 | Quality Level 03 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3031.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,876 | 100 | 1993 | 1,876 | 210,987 |
| FGR | 644 | 55 | 1993 | 354 | 39,813 |
| FOP | 25 | 30 | 1993 | 8 | 900 |
| UOP | 89 | 20 | 2010 | 18 | 2,025 |
| TOTALS | 2,634 | | | 2,256 | 253,725 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,256 | 105.8400 | 139.71 | 315,186 | 1985 | 1985 | 0 | 0 | 0 | 19.50 | 80.50 |

1 SNGL FAM – 100% - 1995 Heated Area: 1876 HX Base Yr 1995




1637 PLANTATION OAKS LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 253,725 |
| TOTAL MARKET OB/XF VALUE | | 5,556 |
| TOTAL LAND VALUE - MARKET | | 250,000 |
| TOTAL MARKET VALUE | | 509,281 |
| SOH/AGL Deduction | | 333,001 |
| ASSESSED VALUE | | 176,280 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 125,558 |
| TOTAL JUST VALUE | | 509,281 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 497,630 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0838/0448 | 6/18/1998 | QC | Q | I | 06 | 100 |
| GRANTOR: HUNT ROBERT W JR & AN | | | | | | |
| GRANTEE: HUNT ANGELIA S | | | | | | |
| 0707/0525 | 6/17/1994 | WD | Q | I | | 118,000 |
| GRANTOR: JACOBSON MARSHALL & S | | | | | | |
| GRANTEE: HUNT ROBERT W JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1993] W8 BAS=[YR=1993] N19 W19 U3 L3 W7
UOP=[YR=2010] N6 W14 S9 U3 R3 E11$ W11 D3 L3 W14 S39 E32
FOP=[YR=1993] S3 E5 N5 W5 S2$ N2 E5 N18 E20$ W20 S23 E28
N23$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 36 | 8 | 288.00 | SF | 4.00 | 4.00 | 100 | 1985 | 1985 | 3 | 44 | 507 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 65 | 27 | 1,755.00 | SF | 4.00 | 4.00 | 100 | 1985 | 1985 | 3 | 44 | 3,089 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1985 | 1985 | 3 | 56 | 1,960 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,556

| 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