LOT 7 IN OR 634/353
WHISPERING OAKS SUB PB 5/74

DAILY RICKY L & THERESA D
1631 PLANTATION OAK LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0870-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

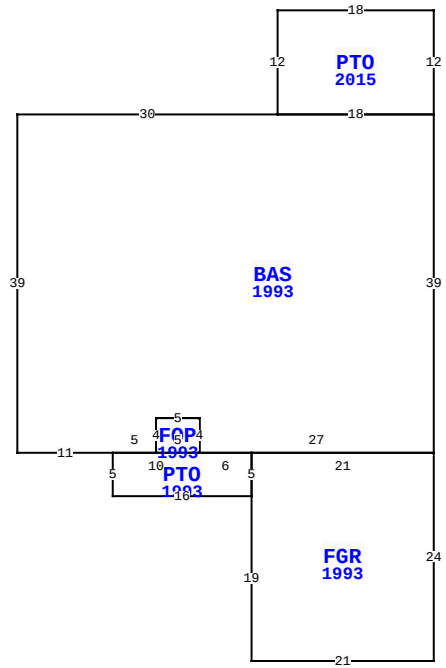
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,852	100	1993	1,852	222,571
FGR	504	55	1993	277	33,289
FOP	20	30	1993	6	721
PTO	80	5	1993	4	480
PTO	216	5	2015	11	1,322
TOTALS	2,672			2,150	258,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,150	108.3880	143.07	307,600	1992	1992	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 1993 Heated Area: 1852 HX Base Yr 1993



1631 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		258,384
TOTAL MARKET OB/XF VALUE		3,829
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		512,213
SOH/AGL Deduction		329,869
ASSESSED VALUE		182,344
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,622
TOTAL JUST VALUE		512,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0634/0353	8/22/1991	WD	Q	V		29,900

GRANTOR: ISLES DEVELOP CORP

GRANTEE: DAILY RICKY & T

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2015] W18 S12 BAS=[YR=1993] W30 S39 E11 PTO=[YR=1993] S5E16 FGR=[YR=1993] S19 E21 N24 W21 S5$ N5 W6 FOP=[YR=1993] N4 W5 S4 E5 $ W10 $ E5 N4 E5 S4 E27 N39 W18$ E18 N12$.

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	0	0	1,544.00	SF	4.00	4.00	100	1992	1992	3	62	3,829	

LAND DESCRIPTION

TOTAL OB/XF 3,829

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