LOT 8
WHISPERING OAKS SUB PB 5/74

BREMER NIKOLA W & TYLER
1625 PLANTATION OAKS LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0870-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

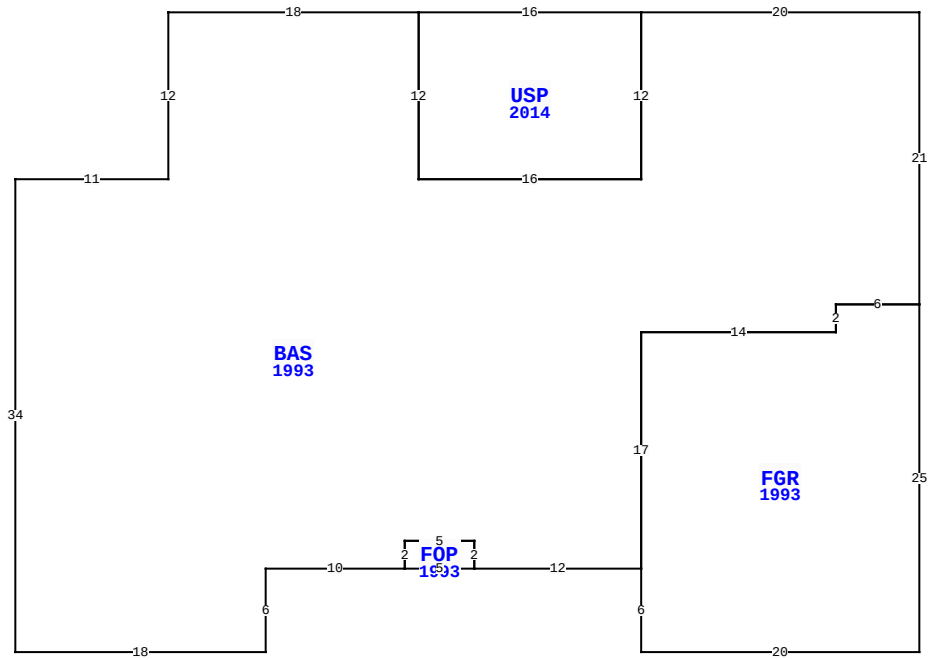
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	05	Quality Level 05
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	2,022	100	1993	2,022	281,593
FGR	472	55	1993	260	36,209
FOP	10	30	1993	3	418
USP	192	30	2014	58	8,077
TOTALS	2,696			2,343	326,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,343	119.6580	157.95	370,077	1988	2000	0	0	0	11.83	88.17

1 SNGL FAM – 100% - 2024 Heated Area: 2022 HX Base Yr 2024



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

1625 PLANTATION OAKS LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		326,297
TOTAL MARKET OB/XF VALUE		15,392
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		591,689
SOH/AGL Deduction		6,887
ASSESSED VALUE		584,802
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		534,080
TOTAL JUST VALUE		591,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906089	SWIM POOL	10,100	05/01/1999
8636	ADDITION	7,860	01/25/1993
5133	NEW CONSTR	83,600	08/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1978	4/11/2023	WD	Q	I	01	695,000
GRANTOR: MOTAVALLI JOHN H &						
GRANTEE: BREMER NIKOLA W & T						
2048/0003	5/20/2016	WD	Q	I	01	344,900
GRANTOR: REGISTER INVESCO LLC						
GRANTEE: MOTAVALLI JOHN H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 USP=[YR=2014] W16 S12 E16 N12$ S12 W16 N12 W18 S12 W11 S34 E18 N6 E10 FOP=[YR=1993] E5 N2 W5 S2$ N2E5 S2 E12 FGR=[YR=1993] S6 E20 N25 W6 S2 W14 S17$ N17 E14 N2 E6 N21$.

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	1,239.00	SF	4.00	4.00	100	1988	1988	3	52	2,577	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
3	0810	CONCRETE A	0	100	21	6	126.00	SF	6.50	6.50	100	1991	1991	3	59.5	487	
4	0861	POOL GUNIT	0	100	0	0	315.00	SF	85.00	85.00	100	1999	1999	3	21	5,623	
5	0845	KOOL DECK	0	100	0	0	834.00	SF	7.25	7.25	100	1999	1999	3	75	4,535	

LAND DESCRIPTION

TOTAL OB/XF 15,392

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 04/14/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS