

LOT 9
IN OR 1069/261
WHISPERING OAKS SUB PB 5/74

MULLIS TERRELL R & LAURA M
1619 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0870-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
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
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NEIGHBORHOOD/LOC	3031.00
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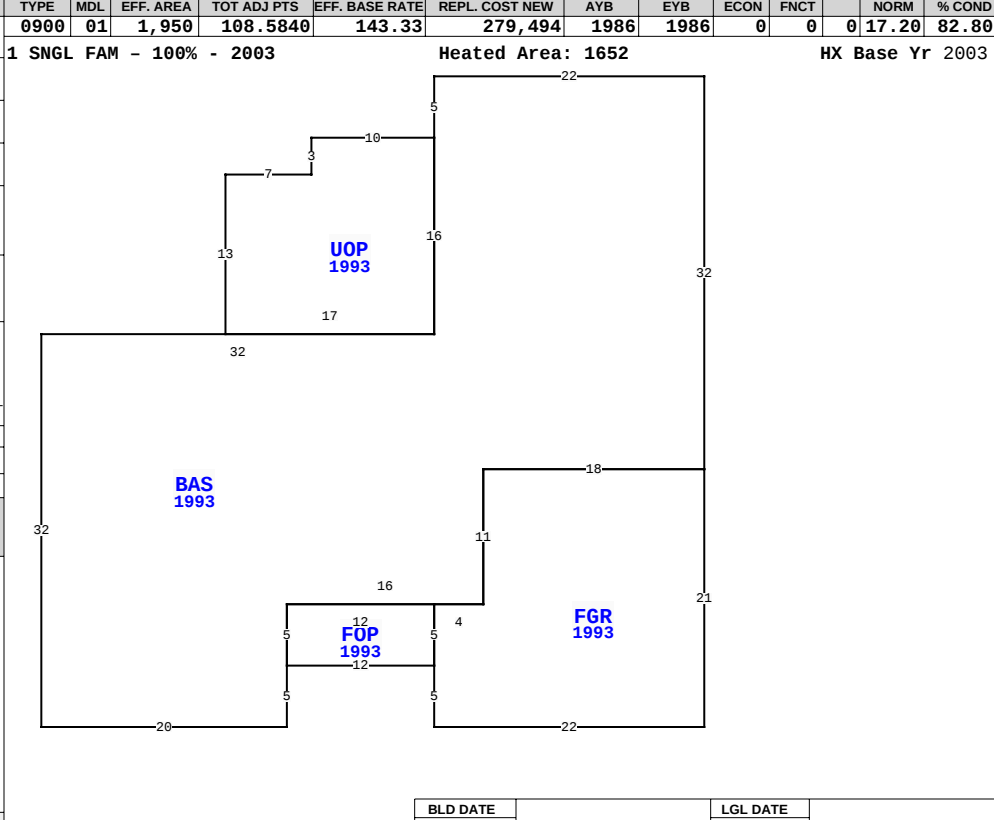
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100	1993	1,652	196,055
FGR	418	55	1993	230	27,296
FOP	60	30	1993	18	2,136
UOP	251	20	1993	50	5,934
TOTALS	2,381			1,950	231,421

EXTRA FEATURES					
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L N	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	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	100	1986	1986	3	47	489	
2	0812	CONCRETE C	0	100	0	0	1,044.00	SF	4.00	4.00	100	1986	1986	3	47	1,963	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
4	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	1993	1993	3	20	7,140	
5	0855	CONC PAVER	0	100	0	0	699.00	SF	10.00	10.00	100	2012	2012	3	92	6,431	
6	0752	USP	0	100	0	0	320.00	SF	15.00	15.00	100	2012	2012	3	64	3,072	

LAND DESCRIPTION			TOTAL OB/XF 21,125														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

MARKET ADJUSTMENTS



NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		231,421
TOTAL MARKET OB/XF VALUE		21,125
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		502,546
SOH/AGL Deduction		293,863
ASSESSED VALUE		208,683
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,961
TOTAL JUST VALUE		502,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313494	MTLR00F	4,500	05/01/2013
8730	SWIM POOL	13,000	03/08/1993
BP4325	N/A	120,000	08/27/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1069/0261	7/17/2002	WD	Q	I	
GRANTOR: GODFREY ADAM K & ELIZ					
GRANTEE: MULLIS TERRELL R &					
1019/0129	11/09/2001	WD	Q	I	
GRANTOR: BROWN TIMOTHY E & C K					
GRANTEE: GODFREY ADAM K & EL					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W22 S5 UOP=[YR=1993] W10 S3 W7 S13 E17 N16\$ S16 W32 S32 E20 N5FOP=[YR=1993] E12 FGR=[YR=1993] S5 E22 N21 W18 S11 W4 S5\$ N5 W12 S5\$ N5 E16 N11 E18 N32\$.					