

TIRRELL JOHN VINCENT & TERRI E
1613 PLANTATION OAKS LN
FERNANDINA BEACH, FL 32034

00-00-30-0870-0010-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall10

ABOVE AVG 80

Exterior Wall21

STONE 20

Roof Structur03

GABLE/HIP 100

Roof Cover03

COMP SHNGL 100

Interior Wall05

DRYWALL 100

Interior Floo11

CLAY TILE 70

Interior Floo14

CARPET 30

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms5

100

Bathrooms3

100

Frame Stories Units02

WOOD FRAME 100
1. 100
0 100

BUD8 Adjustme Occupancy05

DIST 1A 100
00 NONE 100

Quality04

Quality Level 04

DOR CODE0100

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

1,927

100

1993

1,927

265,566

BAS

594

100

2004

594

81,861

FGR

560

55

1993

308

42,447

FOP

28

30

1993

8

1,103

FSP

220

40

1993

88

12,128

FUS

420

100

2021

420

57,881

TOTALS

3,749

3,345

460,986

EXTRA FEATURES

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

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

0504

FP-ELECTRI

0 100

0

0

1.00

UT

2,000.00

2,000.00

100

1988

1988

3

62

1,240

2

0861

POOL GUNIT

0 100

24

12

288.00

SF

85.00

85.00

100

2000

2000

3

23

5,630

3

0845

KOOL DECK

0 100

0

0

502.00

SF

7.25

7.25

100

2000

2000

3

77

2,802

4

0855

CONC PAVER

0 100

0

0

1,193.00

SF

10.00

10.00

100

2002

2002

3

80

9,544

5

0911

SCRN RM A

1 100

0

0

790.00

SF

17.50

17.50

100

2024

2023

97

13,410

LAND DESCRIPTION

TOTAL OB/XF

32,626

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

08/08/2022

BY

DJ

Total Acres:

0.00

Total Land Value:

250,000

Market:

0

Agricultural:

0

Common:

250,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

3,345

114.8574

151.61

507,135

1988

2005

0

0

0

9.10

90.90

1 SNGL FAM - 89% - 2024

Heated Area: 2941

HX Base Yr 2024

29

22

5

27

5

22

22

28

20

28

15

28

15

28

21

21

16

2.9

4

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