LOT 11 & TRACT A
ESMT PT OR 1379/82
WHISPERING OAKS SUB PB 5/74

DOAN TAD
1600 PLANTATION OAKS LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0870-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

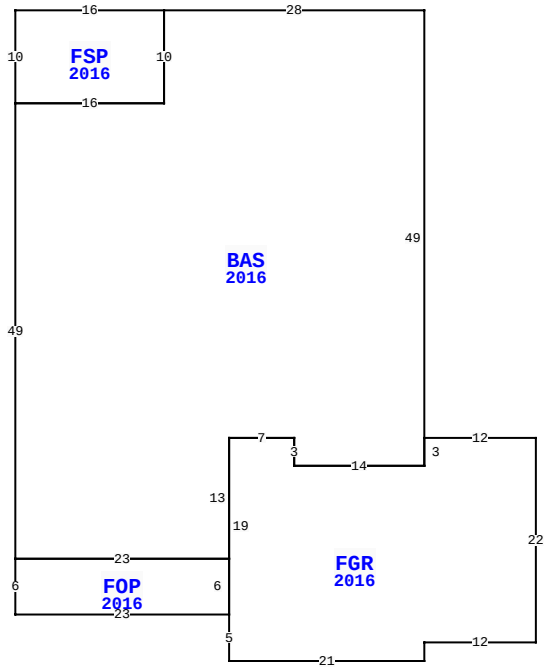
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,205	100	2016	2,205	330,706
FGR	726	55	2016	399	59,843
FOP	138	30	2016	41	6,149
FSP	160	40	2016	64	9,599
TOTALS	3,229			2,709	406,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,709	117.7440	155.42	421,033	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2023 Heated Area: 2205 HX Base Yr 2023



1600 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		418,209
TOTAL MARKET OB/XF VALUE		8,320
TOTAL LAND VALUE - MARKET		285,000
TOTAL MARKET VALUE		711,529
SOH/AGL Deduction		0
ASSESSED VALUE		711,529
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		660,807
TOTAL JUST VALUE		711,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		691,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632620	CO ISSUED	0	12/20/2016
B1632620	NEW CONSTR	285,300	07/07/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/1278	8/25/2022	WD	Q	I	01	910,000
GRANTOR: STAMBERSKY NEIL & KRI						
GRANTEE: DOAN TAD						
2025/1738	1/27/2016	SW	Q	V	05	150,000
GRANTOR: HORNE SIDNEY B & LYNN						
GRANTEE: STAMBERSKY NEIL & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W28 FSP=[YR=2016] W16 S10 E16 N10$ S10 W16 S49 FOP=[YR=2016] S6 E23 FGR=[YR=2016] S5 E21 N2 E12 N22 W12 S3 W14 N3 W7 S19$ N6 W23$ E23 N13 E7 S3 E14 N49$.

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	0811	CONCRETE B	0	100	0	0	1,590.00	SF	5.20	5.20	100	2016	2016	3	95	7,855	
2	0855	CONC PAVER	0	100	0	0	57.00	SF	7.00	7.00	100	2016	2016	3	95	379	
3	0855	CONC PAVER	0	100	3	3	9.00	SF	10.00	10.00	100	2016	2016	3	95	86	

LAND DESCRIPTION

TOTAL OB/XF 8,320

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	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000							
2	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 285,000 Market: 0 Agricultural: 0 Common: 285,000 PRINTED 07/30/2025 BY SYS

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2025

00-00-30-0870-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

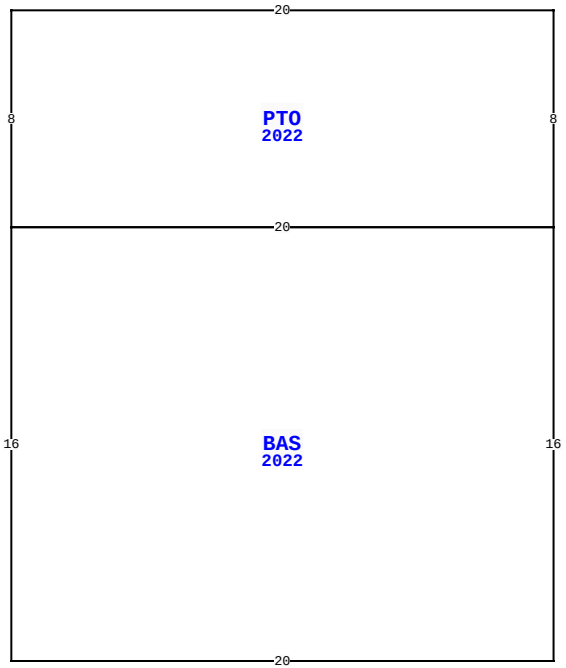
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100	2022	320	11,622
PTO	160	5	2022	8	291
TOTALS	480			328	11,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	328	101.2000	37.44	12,280	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2023 Heated Area: 320 HX Base Yr 2023



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GRANTOR: HORNE SIDNEY B & LYNN						
GRANTEE: STAMBERSKY NEIL & K						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W20 S8 BAS=[YR=2022] S16 E20 N16 W20$ E20 N8$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 285,000 Market: 0 Agricultural: 0 Common: 285,000 PRINTED 07/30/2025 BY SYS