

LOT 12  
IN OR 791/1608  
WHISPERING OAKS PB 5/74

STANTON MICHAEL P & ROBERTA S  
1606 PLANTATION OAKS LANE  
FERNANDINA BEACH, FL 32034

2025

00-00-30-0870-0012-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 90     |
| Exterior Wall            | 12 | CEDAR 10       |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 100   |
| 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  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

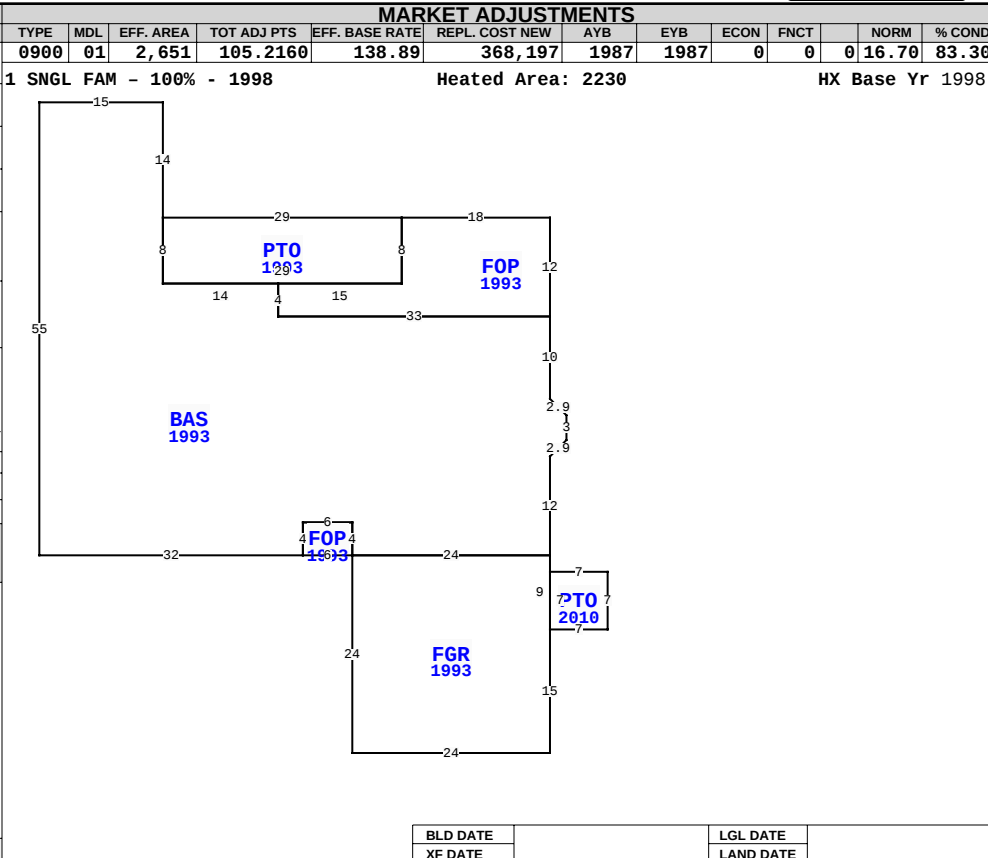
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3031.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,230            | 100         | 1993 | 2,230        | 258,001              |
| FGR       | 576              | 55          | 1993 | 317          | 36,675               |
| FOP       | 24               | 30          | 1993 | 7            | 810                  |
| FOP       | 276              | 30          | 1993 | 83           | 9,603                |
| PTO       | 232              | 5           | 1993 | 12           | 1,389                |
| PTO       | 49               | 5           | 2010 | 2            | 232                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,387 |  |  | 2,651 | 306,708 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |     |    |          |    |          |
|----------------|------------|-------------|-----|-----|-----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L   | W  | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0   | 0  | 1.00     | UT | 3,500.00 |
| 2              | 0812       | CONCRETE C  | 0   | 100 | 0   | 0  | 1,233.00 | SF | 4.00     |
| 3              | 0861       | POOL GUNIT  | 0   | 100 | 30  | 15 | 502.00   | SF | 85.00    |
| 4              | 0845       | KOOL DECK   | 0   | 100 | 108 | 4  | 875.00   | SF | 7.25     |
| 5              | 0462       | ST/AL FNC   | 0   | 100 | 0   | 0  | 414.00   | SF | 10.00    |
| 6              | 0910       | SCRN RM L   | 0   | 100 | 0   | 0  | 1,430.00 | SF | 15.00    |
| 7              | 0462       | ST/AL FNC   | 0   | 100 | 0   | 0  | 74.00    | SF | 10.00    |
| 8              | 0858       | SCULP CONC  | 0   | 100 | 0   | 0  | 444.00   | SF | 13.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000140   | C   | RES GOLF             | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 27,262      |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 27,262      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |
| Tax Group: 8 Tax Dist:    |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |
| 306,708                   |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |
| 27,262                    |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |
| 262,500                   |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |
| 596,470                   |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |
| 351,377                   |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |
| 245,093                   |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |
| HX HB 50,722              |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |
| 194,371                   |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |
| 596,470                   |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |
| 581,761                   |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| M1217463   | H/AC        | 0      | 08/01/2012 |
| B0311399   | B012        | 25,499 | 07/01/2003 |
| M993977    | H/AC        | 0      | 09/01/1999 |
| M121746    | N/A         | 12,000 | 06/17/1987 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 0791/1608                      | 4/30/1997 | WD           | Q      | I      |           | 182,000       |  |
| GRANTOR: CHARLTON GRAHAM E & B |           |              |        |        |           |               |  |
| GRANTEE: STANTON MICHAEL P &   |           |              |        |        |           |               |  |
| 0661/0127                      | 6/09/1992 | WD           | Q      | I      |           | 167,500       |  |
| GRANTOR: POLLOCK ROBT & EILIS  |           |              |        |        |           |               |  |
| GRANTEE: CHARLTON GRAHAM & B   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FOP=[YR=1993] W18 PTO=[YR=1993] W29 BAS=[YR=1993] N14 W15 S55 E32 FOP=[YR=1993] E6 FGR=[YR=1993] S24 E24 N15 PTO=[YR=2010] E7 N7 W7 S7\$ N9 W24\$ N4 W6 S4 \$ N4 E6 S4 E24 N12 R2 U2 N3 L2 U2 N10 W33 N4 W14 N8 \$ S8 E29 N8 \$ S8 W15 S4E33 N12 \$ . |  |  |  |  |  |  |  |  |  |