LOT 13
WHISPERING OAKS SUB PB 5/74

SMITH JOHN/
1612 PLANTATION OAKS LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0870-0013-0000

BUILDING CHARACTERISTICS

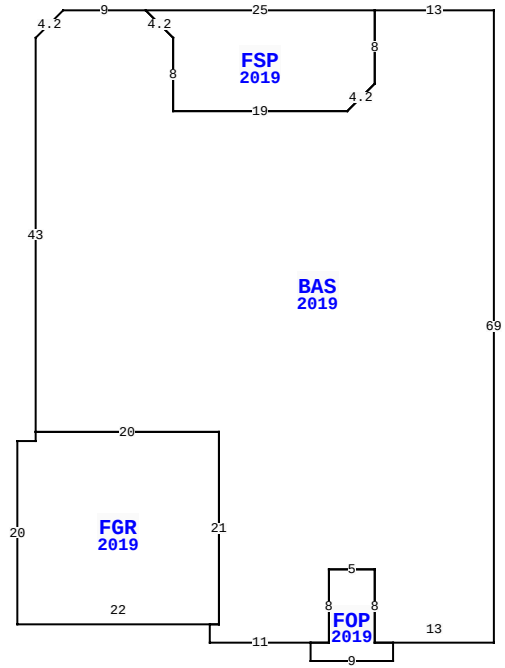
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,706	100	2019	2,706	385,822
FGR	460	55	2019	253	36,073
FOP	58	30	2019	17	2,424
FSP	242	40	2019	97	13,831
TOTALS	3,466			3,073	438,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,073	110.2160	145.49	447,091	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2023 Heated Area: 2706 HX Base Yr 2023



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

1612 PLANTATION OAKS LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		438,149
TOTAL MARKET OB/XF VALUE		79,893
TOTAL LAND VALUE - MARKET		262,500
TOTAL MARKET VALUE		780,542
SOH/AGL Deduction		138,388
ASSESSED VALUE		642,154
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		586,432
TOTAL JUST VALUE		780,542
NCON VALUE		70,550
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		688,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006808	ADD POOL ENC	22,894	06/07/2024
B1808357	NEW CONSTR	348,668	08/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	1/24/2022	CN	Q	I	01	870,000
GRANTOR: MATHENY DAVID W & LIN						
GRANTEE: SMITH JOHN						
2285/0717	6/08/2019	QC	U	V	11	100
GRANTOR: MATHENY DAVID W & LIN						
GRANTEE: MATHENY DAVID W & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FSP=[YR=2019] W25 D3 R3 S8 E19 U3 R3 N8$ S8 D3 L3 W19 N8 L3 U3 W9 D3 L3 S43 FGR=[YR=2019] S1 W2 S20 E22 N21 W20$ E20 S21 W1 S2 E11 FOP=[YR=2019] S2 E9 N2 W2 N8 W5 S8 W2$ E2 N8 E5 S8 E13 N69$.

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	0855	CONC PAVER	0	100	0	0	1,160.00	SF	7.00	7.00	100	2019	2019	3	97	7,876	
2	0855	CONC PAVER	0	100	0	0	216.00	SF	7.00	7.00	100	2019	2019	3	97	1,467	
3	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2025	2024		100	29,750	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
5	0912	SCRN RM G	0	100	0	0	1,410.00	SF	20.00	20.00	100	2025	2024		100	28,200	
6	0855	CONC PAVER	0	100	0	0	1,060.00	SF	10.00	10.00	100	2025	2024		100	10,600	

LAND DESCRIPTION

TOTAL OB/XF 79,893

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	1.05	250,000.00	262,500.00	262,500							

REVIEW DATE 07/24/2024 BY DJ Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 07/30/2025 BY SYS