LOT 18
IN OR 1011/154
WHISPERING OAKS SUB PB 5/74

PHILO RONALD A JR & KIMBERLY A
1640 PLANTATION OAKS LN
FERNANDINA BEACH, FL 32034-5524

2025

00-00-30-0870-0018-0000

BUILDING CHARACTERISTICS

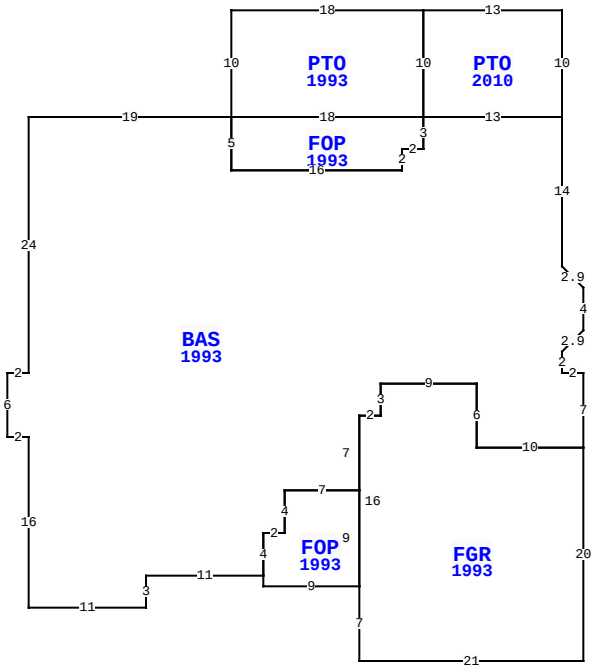
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,783	100	1993	1,783	223,893
FGR	480	55	1993	264	33,151
FOP	73	30	1993	22	2,763
FOP	86	30	1993	26	3,265
PTO	180	5	1993	9	1,131
PTO	130	5	2010	6	753
TOTALS	2,732			2,110	264,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,110	111.9160	147.73	311,710	1992	1992	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2013 Heated Area: 1783 HX Base Yr 2013



1640 PLANTATION OAKS LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		264,954
TOTAL MARKET OB/XF VALUE		10,786
TOTAL LAND VALUE - MARKET		262,500
TOTAL MARKET VALUE		538,240
SOH/AGL Deduction		262,016
ASSESSED VALUE		276,224
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,502
TOTAL JUST VALUE		538,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7773	NEW CONSTR	69,862	01/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1011/0154	10/04/2001	WD	Q	I		204,500
GRANTOR: QUARLES JAMES E & JAN						
GRANTEE: PHILO RONALD A JR &						
0781/1004	1/07/1997	WD	U	I	21	121,000
GRANTOR: DIXON CARLTON E & LAU						
GRANTEE: QUARLES JAMES E						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2010] W13 PTO=[YR=1993] W18 S10 BAS=[YR=1993] W19 S24 W2 S6 E2 S16 E11 N3 E11 FOP=[YR=1993] S1 E9 FGR=[YR=1993] S7 E21 N20 W10 N6 W9 S3 W2 S16 $ N9 W7 S4 W2 S4 $ N4 E2 N4 E7 N7 E2 N3 E9 S6 E10 N7 W2 N2 U2 R2 N4 U2 L2 N14 W13
FOP=[YR=1993] W18 S5 E16 N2 E2 N3 $ S3 W2 S2 W16 N5 $ E18 N10 $ S10 E13 N10 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	1997	1997	3	72	309	
3	0812	CONCRETE C	0	100	0	0	1,604.00	SF	4.00	4.00	100	1997	1997	3	72	4,620	
4	0858	SCULP CONC	0	100	0	0	288.00	SF	13.00	13.00	100	1997	1997	3	91	3,407	

LAND DESCRIPTION

TOTAL OB/XF 10,786

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 07/30/2025 BY SYS