LOT 19
WHISPERING OAKS SUB PB 5/74

CHOPINEAU STEPHANE &/BOERESCU VIOLET
1642 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0870-0019-0000

BUILDING CHARACTERISTICS

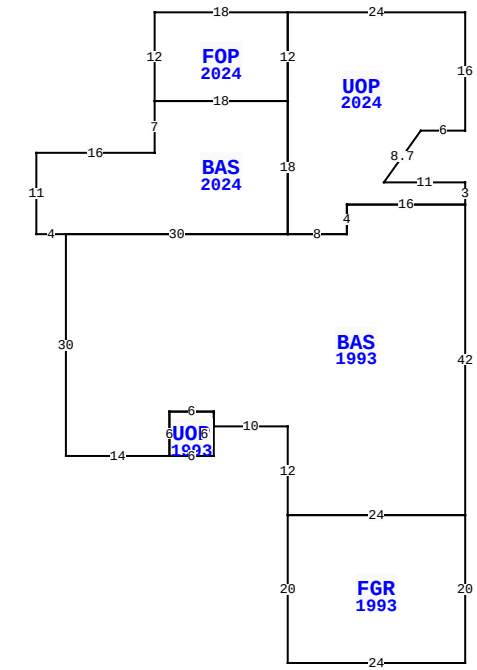
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,800	100	1993	1,800	203,326
BAS	500	100	2024	500	56,480
FGR	480	55	1993	264	29,821
FOP	216	30	2024	65	7,343
UOP	36	20	1993	7	791
UOP	597	20	2024	119	13,442
TOTALS	3,629			2,755	311,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,755	100.4160	132.55	365,175	1986	1994	0	0	0	14.78	85.22

1 SNGL FAM – 100% - 2021 Heated Area: 2300 HX Base Yr 2021



1642 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		311,202
TOTAL MARKET OB/XF VALUE		24,261
TOTAL LAND VALUE - MARKET		262,500
TOTAL MARKET VALUE		597,963
SOH/AGL Deduction		172,369
ASSESSED VALUE		425,594
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		374,872
TOTAL JUST VALUE		597,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		583,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006534	NEW CONSTR	78,944	04/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2364/0863	5/22/2020	WD	Q	I	01	380,000
GRANTOR: STEINKAMP LIVING TRUS						
GRANTEE: CHOPINEAU STEPHANE						
0951/0843	9/28/2000	WD	Q	I	01	100
GRANTOR: STEINKAMP CHARLES L &						
GRANTEE: STEINKAMP CHARLES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W16 S4 W8 W30 S30 E14 N6 E6 S2 E10 S12 E24 N42 $
FGR=[YR=1993;ORIG=-24,42] S20 E24 N20 W24 $
UOP=[YR=1993;ORIG=-40,34] E6 N6 W6 S6 $
BAS=[YR=2024;ORIG=-24,4] W30 W4 N11 E16 N7 E18 S18 $
FOP=[YR=2024;ORIG=-42,-14] E18 N12 W18 S12 $
UOP=[YR=2024;ORIG=-24,4] E8 N4 E16 N3 W11 U7R5 E6 N16 W24 S12 S18 $
.

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	70	3	910.00	SF	10.00	10.00	100	2011	2011	3	91	8,281	
2	0855	CONC PAVER	0	100	0	0	1,533.00	SF	10.00	10.00	100	2011	2011	3	91	13,950	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 24,261

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 02/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 07/30/2025 BY SYS