PT OF LOT 2
IN OR 2165/853 & 2165/855
(SOUTH OF PLANTATION OAK LN S

FONSECA DENNIS & MARIE
1404 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

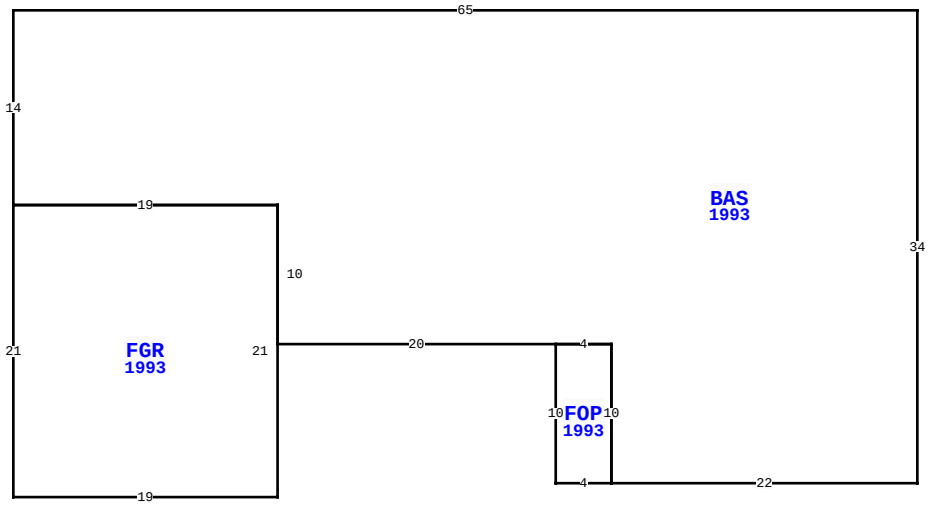
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,590	100	1993	1,590	188,411
FGR	399	55	1993	219	25,951
FOP	40	30	1993	12	1,422
TOTALS	2,029			1,821	215,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,821	110.0000	152.90	278,431	1988	1995	0	0	0	22.50	77.50

1 SNGL FAM 100% - 2018 Heated Area: 1590 HX Base Yr 2018



1404 PLANTATION OAKS LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		215,784
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		245,000
TOTAL MARKET VALUE		462,884
SOH/AGL Deduction		263,886
ASSESSED VALUE		198,998
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,587
TOTAL JUST VALUE		462,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5134	NEW CONSTR	71,600	08/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/0855	12/08/2017	WD	U	I	11	100
GRANTOR: POINT B LLC						
GRANTEE: FONSECA DENNIS & MA						
2165/0853	12/08/2017	WD	Q	I	01	232,500
GRANTOR: ORTEP HOLDINGS LLC						
GRANTEE: FONSECA DENNIS & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S14 FGR=[YR=1993] S21E19 N21 W19$ E19 S10 E20 FOP=[YR=1993] S10 E4 N10 W4$ E4 S10 E22 N34$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	245,000.00	245,000.00	245,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 245,000 Market: 0 Agricultural: 0 Common: 245,000 PRINTED 07/09/2026 BY SYS