PT OF LOT 2
IN OR 2161/804
SUB OF SO PT SEC 12 DBK 39/292

FRYE LAURIE
1405 PLANTATION OAKS LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0002-0070

BUILDING CHARACTERISTICS

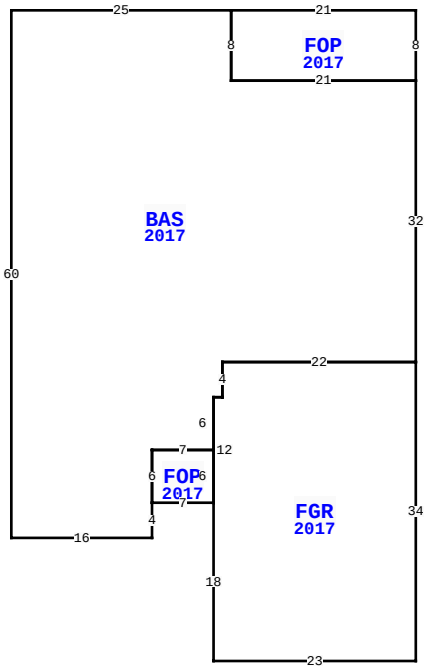
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,066	100	2017	2,066	398,080
FGR	778	55	2017	428	82,468
FOP	42	30	2017	13	2,505
FOP	168	30	2017	50	9,635
TOTALS	3,054			2,557	492,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,557	120.9120	200.71	513,215	2017	2017	0	0	0	4.00	96.00

1 SFR CUST 100% - 2018 Heated Area: 2066 HX Base Yr 2018



1405 PLANTATION OAKS LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		492,686
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		245,000
TOTAL MARKET VALUE		737,686
SOH/AGL Deduction		353,737
ASSESSED VALUE		383,949
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		332,538
TOTAL JUST VALUE		737,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		727,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1709926	CO ISSUED	0	11/08/2017
B1632423	NEW CONSTR	271,967	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2161/0804	11/22/2017	WD	Q	I	01	370,000
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: FRYE LAURIE						
2029/0214	2/16/2016	WD	Q	V	01	85,000
GRANTOR: GARNER REGINA						
GRANTEE: MAGNOLIA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W21 BAS=[YR=2017] W25 S60 E16 N4 FOP=[YR=2017] E7 FGR=[YR=2017] S18 E23 N34 W22 S4 W1 S12$ N6 W7 S6$ N6 E7 N6 E1 N4 E22 N32 W21 N8$ S8 E21 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-	1130.00	107.00	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