PT OF LOT 2
IN OR 2423/195
SUB OF SO PT SEC 12 DB 39/292

HOLLOWAY CHERRIE J/BROWN ROBERT A
1416 PLANTATION OAKS LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

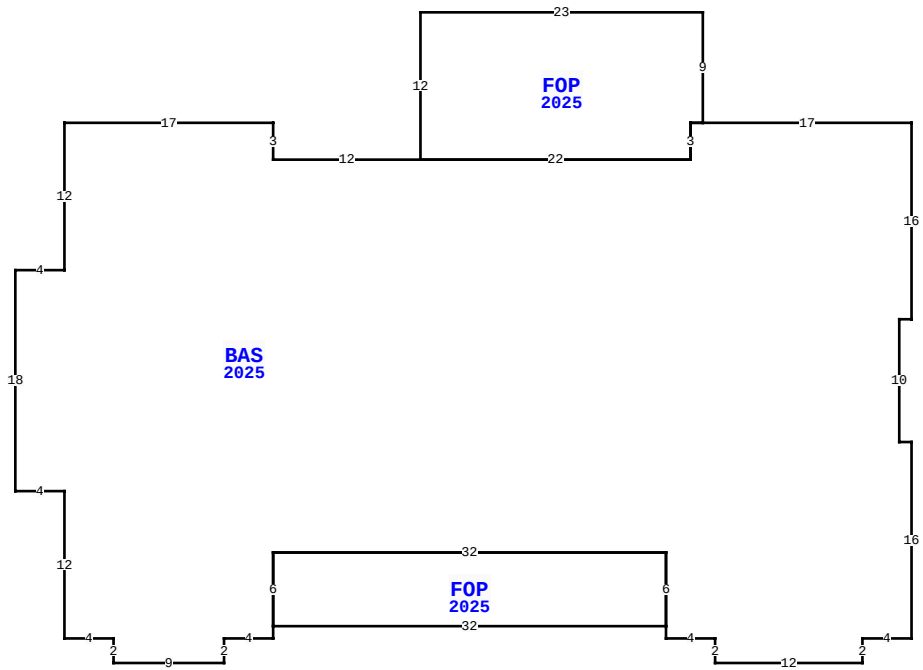
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,676	100	2025	2,676	499,368
FOP	192	30	2025	58	10,823
FOP	273	30	2025	82	15,302
TOTALS	3,141			2,816	525,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,816	112.4160	186.61	525,494	2024	2024	0	0	0	0.00	100.00

2 SFR CUST 100% - 2025 Heated Area: 2676 HX Base Yr



1416 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		525,494
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		245,000
TOTAL MARKET VALUE		775,494
SOH/AGL Deduction		0
ASSESSED VALUE		775,494
TOTAL EXEMPTION VALUE	13	775,494
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		775,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		767,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240010278	CO		09/06/2024
B230015057	COND 2700	462,171	11/22/2023
B230005762	DEMO SFR		05/04/2023
20215484	REPAIR/RRF	0	05/01/2021
4824	ADDITION	1,768	04/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/0195	12/24/2020	QC	U	I	11	100
GRANTOR: HOLLOWAY CHERRIE J						
GRANTEE: HOLLOWAY CHERRIE J						
2250/1247	1/18/2019	WD	Q	I	02	289,500
GRANTOR: REEVES JEFFREY W ET A						
GRANTEE: HOLLOWAY CHERRIE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=100,40] W4 S2 W12 N2 W4 N1 N6 W32 S6 S1 W4 S2 W9 N2 W4 N12 W4 N18 E4 N12 E17 S3 E12 E22 N3 E1 E17 S16 W1 S10 E1 S16 $
FOP=[YR=2025;ORIG=48,39] E32 N6 W32 S6 $
FOP=[YR=2025;ORIG=83,-2] N9 W23 S12 E22 N3 E1 $
.

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
2	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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 04/24/2024 BY HS Total Acres: 0.00 Total Land Value: 245,000 Market: 0 Agricultural: 0 Common: 245,000 PRINTED 07/09/2026 BY SYS