LOT 3
IN OR 930/661
WHISPERING OAKS SUB PB5/74

CLEMENTS CHRISTOPHER
1655 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0870-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

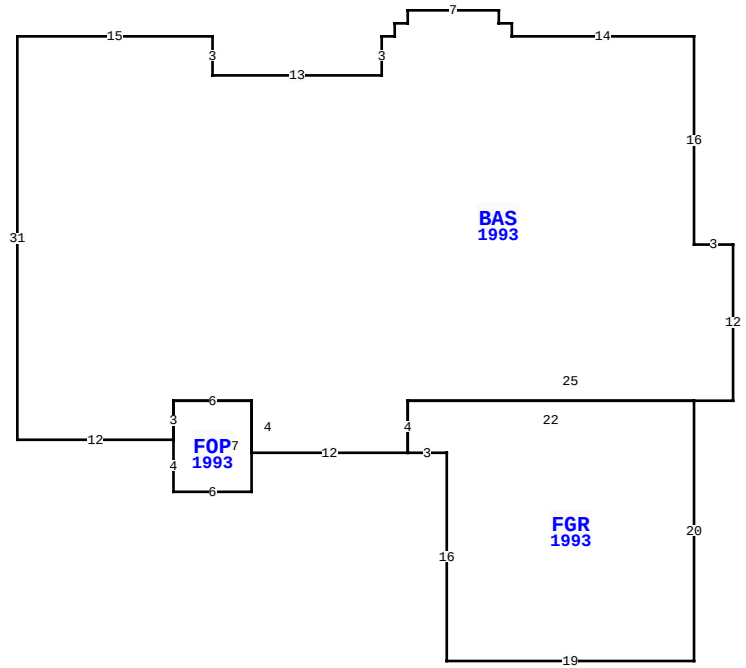
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,553	100	1993	1,553	191,910
FGR	392	55	1993	216	26,692
FOP	42	30	1993	13	1,607
TOTALS	1,987			1,782	220,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,782	110.0000	152.90	272,468	1991	1991	0	0	0	19.18	80.82

1 SNGL FAM 100% - 2001 Heated Area: 1553 HX Base Yr 2001



1655 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		220,209
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		245,000
TOTAL MARKET VALUE		465,209
SOH/AGL Deduction		292,410
ASSESSED VALUE		172,799
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,388
TOTAL JUST VALUE		465,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7629	NEW CONSTR	67,929	10/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0930/0661	5/01/2000	WD	Q	I		115,000
GRANTOR: PROPERT ETHAN R & AMY						
GRANTEE: CLEMENTS CHRISTOPHE						
0819/0333	1/08/1998	WD	Q	I		95,000
GRANTOR: WATSON KAREN						
GRANTEE: PROPER ETHAN & AMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N16 W14 N1 W1 N1 W7 S1 W1 S1 W1 S3 W13 N3 W15 S31 E12 FOP=[YR=1993] S4 E6 N7 W6 S3$ N3 E6 S4 E12 FGR=[YR=1993] E3 S16 E19 N20 W22 S4$ N4 E25 N12$.

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-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