LOT 6 IN OR 838/448
WHISPERING OAKS SUB PB 5/74

HUNT ANGELIA S
1637 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0870-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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

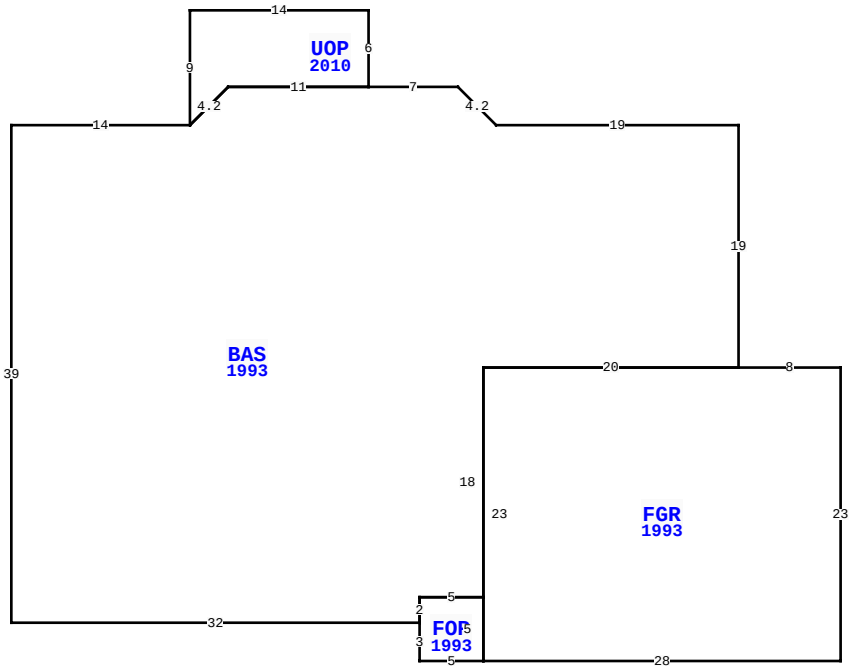
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	1993	1,876	220,798
FGR	644	55	1993	354	41,664
FOP	25	30	1993	8	942
UOP	89	20	2010	18	2,118
TOTALS	2,634			2,256	265,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,256	105.8400	147.12	331,903	1985	1985	0	0	0	20.00	80.00

1 SNGL FAM 100% - 1995 Heated Area: 1876 HX Base Yr 1995



1637 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		265,522
TOTAL MARKET OB/XF VALUE		1,890
TOTAL LAND VALUE - MARKET		245,000
TOTAL MARKET VALUE		512,412
SOH/AGL Deduction		331,372
ASSESSED VALUE		181,040
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,629
TOTAL JUST VALUE		512,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0838/0448	6/18/1998	QC	Q	I	06	100
GRANTOR: HUNT ROBERT W JR & AN						
GRANTEE: HUNT ANGELIA S						
0707/0525	6/17/1994	WD	Q	I		118,000
GRANTOR: JACOBSON MARSHALL & S						
GRANTEE: HUNT ROBERT W JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W8 BAS=[YR=1993] N19 W19 U3 L3 W7
UOP=[YR=2010] N6 W14 S9 U3 R3 E11$ W11 D3 L3 W14 S39 E32
FOP=[YR=1993] S3 E5 N5 W5 S2$ N2 E5 N18 E20$ W20 S23 E28
N23$.

EXTRA FEATURES

L N	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	1985	1985	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 1,890

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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