

LOT 9
IN OR 1069/261
WHISPERING OAKS SUB PB 5/74

MULLIS TERRELL R & LAURA M
1619 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0870-0009-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 80			
Exterior Wall	12	CEDAR 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 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	1,652	100	1993	1,652	205,702
FGR	418	55	1993	230	28,639
FOP	60	30	1993	18	2,242
UOP	251	20	1993	50	6,226
TOTALS	2,381			1,950	242,809

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,950	108.5840	150.93	294,314	1986	1986		0	0	17.50
1 SNGL FAM 100% - 2003 Heated Area: 1652 HX Base Yr 2003											
1619 PLANTATION OAKS LN, FERNANDINA BEACH											
BLD DATE: 04/09/2026 MLU											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8				Tax Dist:		
BUILDING MARKET VALUE				242,809		
TOTAL MARKET OB/XF VALUE				47,340		
TOTAL LAND VALUE - MARKET				245,000		
TOTAL MARKET VALUE				535,149		
SOH/AGL Deduction				320,832		
ASSESSED VALUE				214,317		
TOTAL EXEMPTION VALUE				HX HB		51,411
BASE TAXABLE VALUE				162,906		
TOTAL JUST VALUE				535,149		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				502,546		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986
4	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1993
6	0752	USP	0 100	0	0	320.00	SF	15.00	15.00	100	2012
TOTAL OB/XF 47,340											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	1.00
Total Acres: 0.00 Total Land Value: 245,000 Market: 0 Agricultural: 0 Common: 245,000											