LOT 10
WHISPERING OAKS SUB PB 5/74

TIRRELL JOHN VINCENT & TERRI E L/E/
1613 PLANTATION OAKS LN
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-0870-0010-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

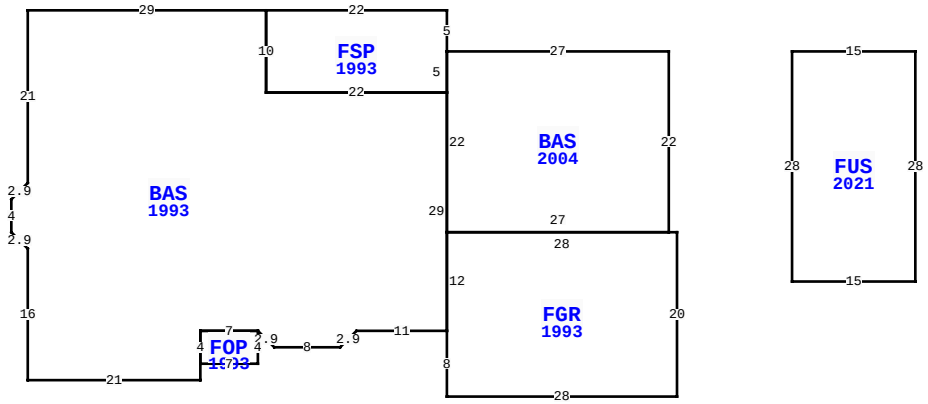
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 80 |
| Exterior Wall | 21 | STONE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 1,927 | 100 | 1993 | 1,927 | 278,112 |
| BAS | 594 | 100 | 2004 | 594 | 85,728 |
| FGR | 560 | 55 | 1993 | 308 | 44,451 |
| FOP | 28 | 30 | 1993 | 8 | 1,154 |
| FSP | 220 | 40 | 1993 | 88 | 12,700 |
| FUS | 420 | 100 | 2021 | 420 | 60,616 |
| TOTALS | 3,749 | | | 3,345 | 482,762 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,345 | 114.8574 | 159.65 | 534,029 | 1988 | 2005 | 0 | 0 | 0 | 9.60 | 90.40 |

1 SNGL FAM 89% - 2024 Heated Area: 2941 HX Base Yr 2024




1613 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 | | 482,762 |
| TOTAL MARKET OB/XF VALUE | | 56,925 |
| TOTAL LAND VALUE - MARKET | | 245,000 |
| TOTAL MARKET VALUE | | 784,687 |
| SOH/AGL Deduction | | 19,971 |
| ASSESSED VALUE | | 764,716 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 713,305 |
| TOTAL JUST VALUE | | 784,687 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 743,612 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230006376 | NEW 0911 | 10,000 | 05/17/2023 |
| B0007479 | SWIM POOL | 14,100 | 08/01/2000 |
| B007221 | XFOB | 2,250 | 06/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2844/118 | 1/29/2026 | LE | U | I | 11 | 100 |
| GRANTOR: TIRRELL JOHN VINCENT | | | | | | |
| GRANTEE: TIRRELL GIANNA E | | | | | | |
| 2619/1564 | 2/16/2023 | WD | Q | I | 01 | 825,000 |
| GRANTOR: PALUMBO PAUL ALAN & B | | | | | | |
| GRANTEE: TIRRELL JOHN VINCEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W27 FSP=[YR=1993] N5 W22 BAS=[YR=1993] W29 S21 L2 D2 S4 R2 D2 S16 E21N2 FOP=[YR=1993] E7 N4 W7 S4 $ N4 E7 D2 R2 E8 U2 R2 E11 FGR=[YR=1993] S8 E28 N20 W28 S12 $ N29 W22 N10$ S10 E22 N5$ S22 E27 N22 $ PTR= E15 FUS=[YR=2021] E15 S28 W15N28 $ W15 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1988 | 1988 | 3 | 60 | 1,200 | |
| 2 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2000 | 2000 | 04 | 85 | 42,500 | |
| 5 | 0911 | SCRN RM A | 1 | 100 | 0 | 0 | 790.00 | SF | 18.00 | 18.00 | 100 | 2024 | 2023 | | 93 | 13,225 | |

## LAND DESCRIPTION

TOTAL OB/XF 56,925

| 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