

LOT 12
IN OR 791/1608
WHISPERING OAKS PB 5/74

STANTON MICHAEL P & ROBERTA S
1606 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0870-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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		

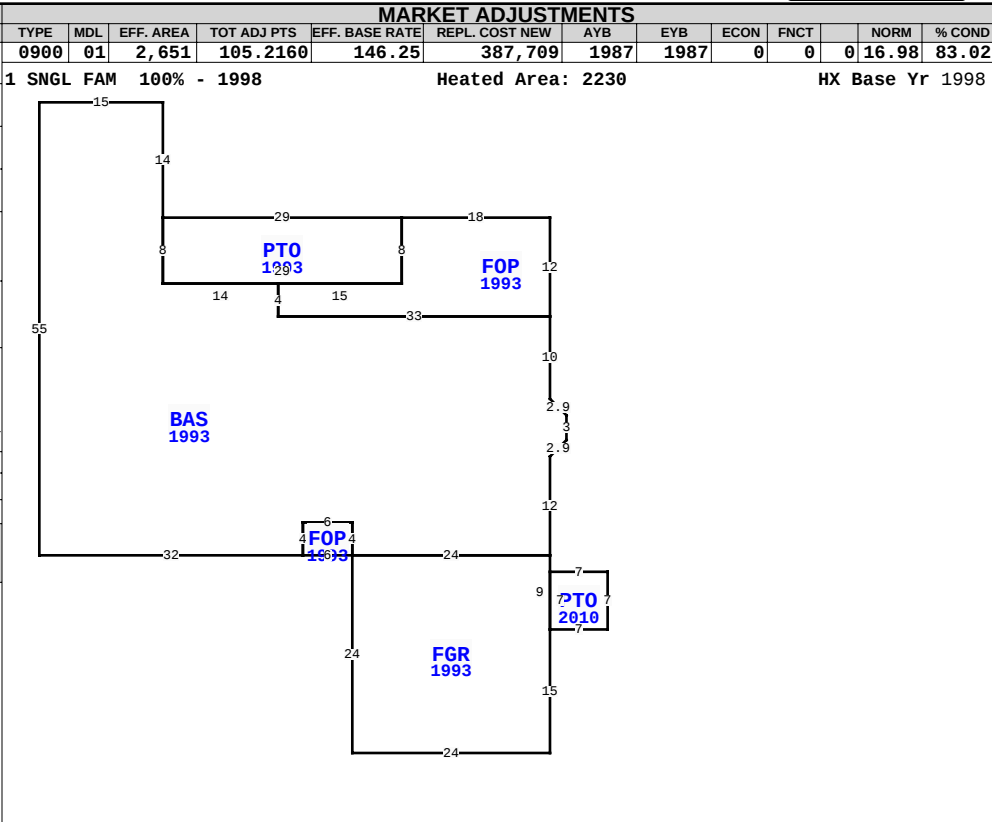
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,230	100	1993	2,230	270,760
FGR	576	55	1993	317	38,489
FOP	24	30	1993	7	850
FOP	276	30	1993	83	10,078
PTO	232	5	1993	12	1,457
PTO	49	5	2010	2	243

TOTALS	3,387			2,651	321,876
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
6	0910	SCRN RM L	0	100	0	0	1,430.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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1606 PLANTATION OAKS LN, FERNANDINA BEACH	BLD DATE	LGL DATE	04/09/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1987	1987	04	85	42,500	
6	0910	SCRN RM L	0	100	0	0	1,430.00	SF	15.00	15.00	100	2003	2003	3	20	4,290	

TOTAL OB/XF											48,820		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	245,000.00	245,000.00	2		

Total Acres: 0.00	Total Land Value: 245,000	Market: 0	Agricultural: 0	Common: 245,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1										8
VALUATION SUMMARY																				
VALUATION BY										STANDARD										
Tax Group: 8										Tax Dist:										
BUILDING MARKET VALUE										321,876										
TOTAL MARKET OB/XF VALUE										48,820										
TOTAL LAND VALUE - MARKET										245,000										
TOTAL MARKET VALUE										615,696										
SOH/AGL Deduction										363,985										
ASSESSED VALUE										251,711										
TOTAL EXEMPTION VALUE										51,411										
BASE TAXABLE VALUE										200,300										
TOTAL JUST VALUE										615,696										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										596,470										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260001857	POOL ENCLOSURE	22,000	02/23/2026
M1217463	H/AC	0	08/01/2012
B0311399	B012	25,499	07/01/2003
M993977	H/AC	0	09/01/1999
M121746	N/A	12,000	06/17/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0791/1608	4/30/1997	WD	Q	I		182,000			
GRANTOR: CHARLTON GRAHAM E & B									
GRANTEE: STANTON MICHAEL P &									
0661/0127	6/09/1992	WD	Q	I		167,500			
GRANTOR: POLLOCK ROBT & EILIS									
GRANTEE: CHARLTON GRAHAM & B									

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=1993] W18 PTO=[YR=1993] W29 BAS=[YR=1993] N14 W15 S55 E32 FOP=[YR=1993] E6 FGR=[YR=1993] S24 E24 N15 PTO=[YR=2010] E7 N7 W7 S7\$ N9 W24\$ N4 W6 S4 \$ N4 E6 S4 E24 N12 R2 U2 N3 L2 U2 N10 W33 N4 W14 N8 \$ S8 E29 N8 \$ S8 W15 S4E33 N12 \$.									