LOT 14
WHISPERING OAKS SUB PB 5/74

**OBERHAUS JEFFREY D & TONYA R**
1618 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-0870-0014-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

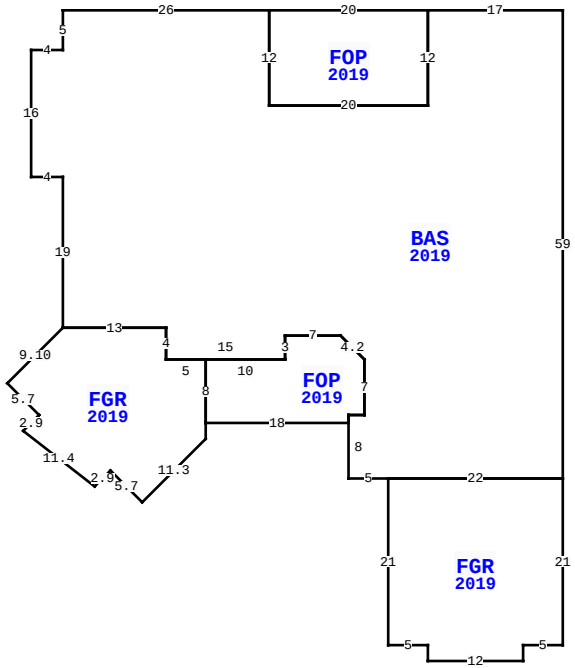
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,910 | 100 | 2019 | 2,910 | 639,544 |
| FGR | 378 | 55 | 2019 | 208 | 45,713 |
| FGR | 486 | 55 | 2019 | 267 | 58,679 |
| FOP | 184 | 30 | 2019 | 55 | 12,088 |
| FOP | 240 | 30 | 2019 | 72 | 15,824 |
| TOTALS | 4,198 | | | 3,512 | 771,849 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,512 | 135.7884 | 225.41 | 791,640 | 2019 | 2019 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SFR CUST 100% - 2020 Heated Area: 2910 HX Base Yr 2020




1618 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 | | 771,849 |
| TOTAL MARKET OB/XF VALUE | | 47,500 |
| TOTAL LAND VALUE - MARKET | | 245,000 |
| TOTAL MARKET VALUE | | 1,064,349 |
| SOH/AGL Deduction | | 466,205 |
| ASSESSED VALUE | | 598,144 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 546,733 |
| TOTAL JUST VALUE | | 1,064,349 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,048,360 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1903489 | SWIM POOL | 46,115 | 04/08/2019 |
| B1806829 | NEW CONSTR | 395,218 | 07/03/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2262/0045 | 3/13/2019 | WD | Q | I | 02 | 619,900 |
| GRANTOR: CELLARIUS CAPITAL INC | | | | | | |
| GRANTEE: OBERHAUS JEFFREY D | | | | | | |
| 2183/1853 | 3/16/2018 | WD | Q | V | 01 | 150,000 |
| GRANTOR: SCHLEGEL DAVID M & LA | | | | | | |
| GRANTEE: CELLARIUS CAPITAL I | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] W20 S12 E20 N12$ S12 W20 N12 W26 S5 W4 S16 E4 S19 FGR=[YR=2019] D7 L7 D4 R4 L2 D2 D7 R9 U2 R2 D4 R4 U8 R8 N2 FOP=[YR=2019] E18 N1 E2 N7 U3 L3 W7 S3 W10 S8$ N8 W5 N4 W13$ E13 S4 E15 N3 E7 D3 R3 S7 W2 S8 E5 FGR=[YR=2019] S21 E5 S2 E12 N2 E5 N21 W22$ E22 N59$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2019 | 2019 | 04 | 95 | 47,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 47,500

| 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 | 000140 | C | RES GOLF | 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