LOT 17
WHISPERING OAKS SUB PB 5/74

DIXON KEVIN & MELISSA G
86178 RIVERWOOD DRIVE
YULEE, FL 32097

2026

00-00-30-0870-0017-0000

BUILDING CHARACTERISTICS

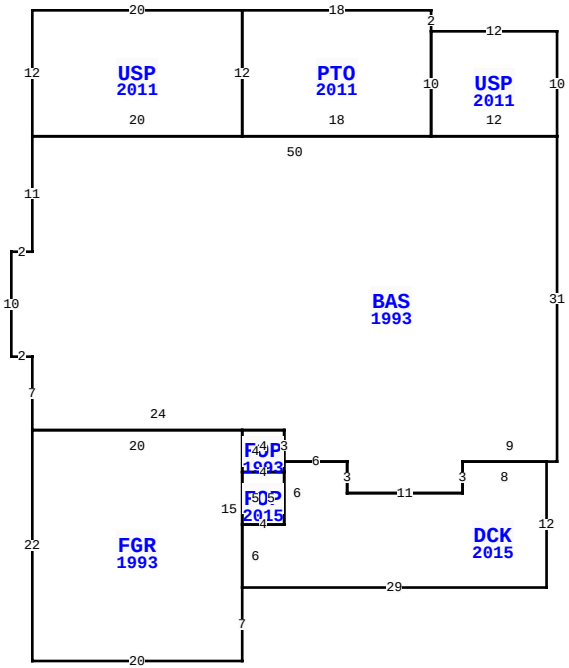
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,531	100	1993	1,531	188,011
DCK	291	10	2015	29	3,561
FGR	440	55	1993	242	29,718
FOP	16	30	1993	5	614
FOP	20	30	2015	6	737
PTO	216	5	2011	11	1,351
USP	120	30	2011	36	4,421
USP	240	30	2011	72	8,842
TOTALS	2,874			1,932	237,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,932	104.8600	145.76	281,608	1991	1991	0	0	0	15.75	84.25

1 SNGL FAM 0% - 2024 Heated Area: 1531 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

1636 PLANTATION OAKS LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	237,255
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	245,000
TOTAL MARKET VALUE	482,255
SOH/AGL Deduction	0
ASSESSED VALUE	482,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	482,255
TOTAL JUST VALUE	482,255
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	494,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24198	NEW CONSTR	0	12/01/2011
B25315	ADDITION	2,500	11/01/2011
B25138	ADDITION	10,670	09/01/2011
7309	NEW CONSTR	53,130	06/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2464/1119	5/25/2021	QC	U	I	11	100
GRANTOR: DIXON MARTHA E						
GRANTEE: DIXON KEVIN S & MEL						
0622/0217	3/20/1991	WD	Q	V		30,000
GRANTOR: EDCO CORP OF FDNA						
GRANTEE: DIXON RAYMOND & M E						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2011] W12 PTO=[YR=2011] N2 W18 USP=[YR=2011] W20 S12 BAS=[YR=1993] S11 W2 S10 E2 S7 FGR=[YR=1993] S22 E20 N7 DCK=[YR=2015] E29 N12 W8 S3 W11 N3 W6 FOP=[YR=1993] N3 W4 S4 FOP=[YR=2015] S5 E4 N5 W4$ E4 N1$ S6 W4 S6$ N15 W20$ E24 S3 E6 S3 E11 N3 E9 N31 W50$ E20 N12$ S12 E18 N10$ S10E12 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000140	C	RES GOLF	0		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 02/26/2024 BY KBA Total Acres: 0.00 Total Land Value: 245,000 Market: 0 Agricultural: 0 Common: 245,000 PRINTED 07/09/2026 BY SYS