

LOT 3
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

WARD CHARLES W & BARBARA A
96067 OAK CANOPY LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 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 04

Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4069.00			

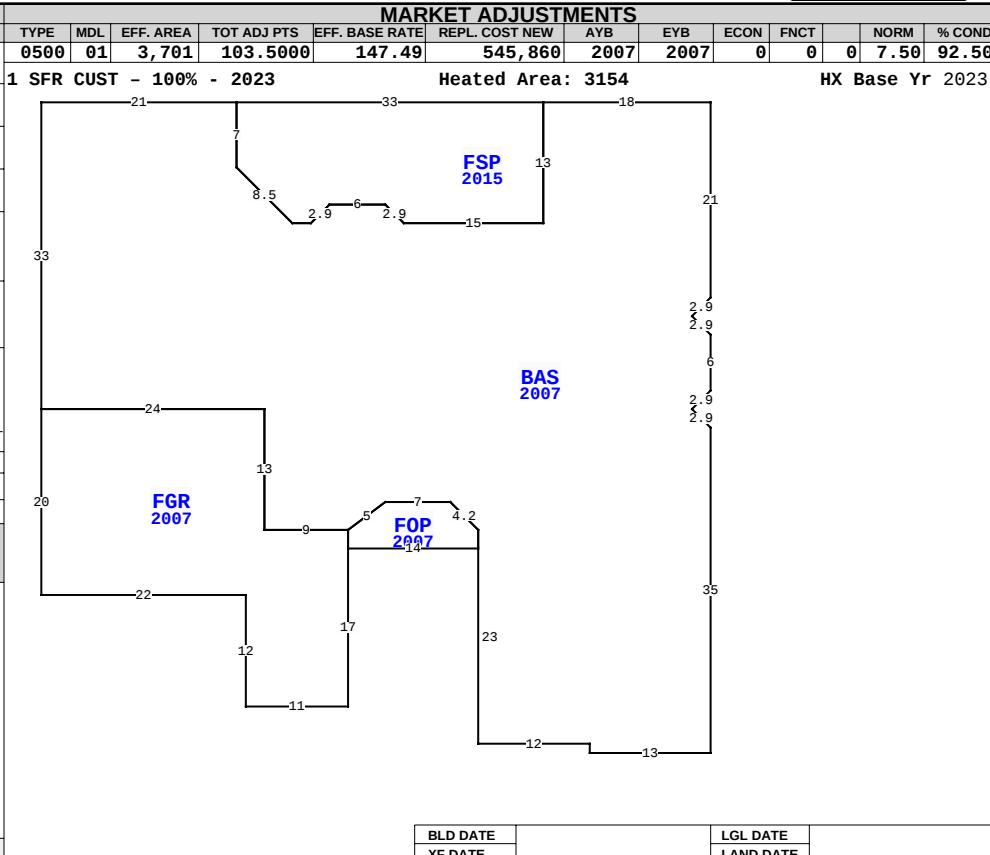
TOTALS	4,284		3,701	504,920
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0			10.00

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	0855	CONC PAVER	0	100	0	0			10.00	100	2007	2007	3	89	15,317	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 03/29/2016 BY KW



96067 OAK CANOPY LN, FERNANDINA BEACH

TOTAL OB/XF										15,317		
R O	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
		0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE HX HB									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006030	REPAIR/RRF	0	07/29/2020
B0618017	NEW CONSTR	0	11/01/2006
C18017	CO ISSUED	0	11/01/2006
M12260	MECH OTHER	0	11/01/2006
P11538	OTHER	0	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/1400	5/25/2022	WD	Q	I	01	700,000
GRANTOR: KILBURN JOSEPH O & AM						
GRANTEE: WARD CHARLES W & BA						
1574/0516	6/27/2008	WD	U	I	05	243,500
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: KULBURN JOSEPH O						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2007] W18 FSP=[YR=2015] W33 S7 D6 R6 E2 R2 U2 E6 D2 R2 E15 N13\$ S13 W15 L2 U2 W6 D2 L2 W2 L6 U6 N7 W21 S33 FGR=[YR=2007] S20 E22 S12 E11 N17 FOP=[YR=2007] E14 N2 U3 L3 W7 L4 D3 S2\$ N2 W9 N13 W24\$ E24 S13 E9 U3 R4 E7 R3 D3 S23 E12 S1 E13 N35 L2 U2 U2 R2 N6 L2 U2 U2 R2 N21\$.									

AND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
85,000							

PRINTED 08/02/2023 BY SYS