

LOT 6  
GRANDE OAKS AT AMELIA REPLAT  
PB 7/280

VALLE MICHELLE M/IGNACIO LUIS A  
96015 OAK CANOPY LN  
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0006-0000



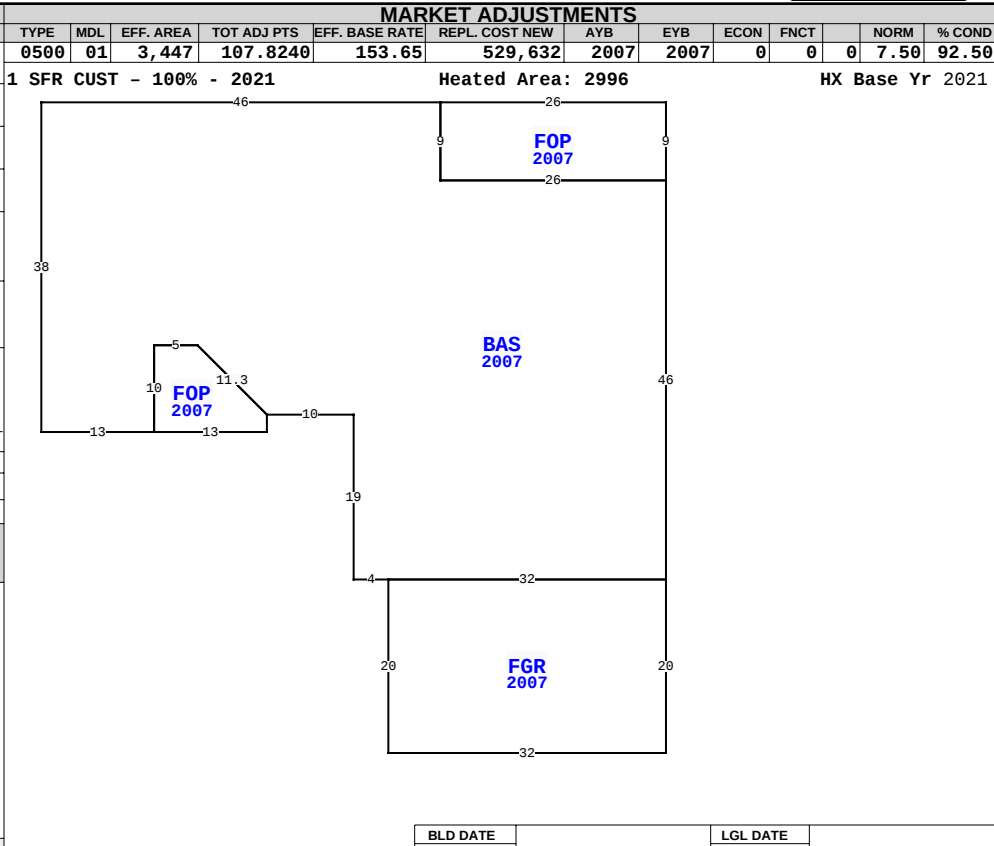
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 100  |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 60    |
| Interior Floo            | 11 | CLAY TILE 40   |
| 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               |
| NEIGHBORHOOD/LOC | 4069.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,996            | 100         | 2,996        | 425,810              |
| FGR       | 640              | 55          | 352          | 50,029               |
| FOP       | 98               | 30          | 29           | 4,122                |
| FOP       | 234              | 30          | 70           | 9,949                |
| TOTALS    | 3,968            |             | 3,447        | 489,910              |

| EXTRA FEATURES |            |             |     |     |     |    |          |    |          |                |           |
|----------------|------------|-------------|-----|-----|-----|----|----------|----|----------|----------------|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L   | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0   | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       |
| 2              | 0855       | CONC PAVER  | 0   | 100 | 0   | 0  | 2,097.00 | SF | 10.00    | 10.00          | 100       |
| 3              | 0911       | SCRN RM A   | 0   | 100 | 40  | 30 | 1,200.00 | SF | 17.50    | 17.50          | 100       |
| 4              | 0855       | CONC PAVER  | 0   | 100 | 0   | 0  | 836.00   | SF | 10.00    | 10.00          | 100       |
| 5              | 0861       | POOL GUNIT  | 0   | 100 | 26  | 14 | 364.00   | SF | 85.00    | 85.00          | 100       |
| 6              | 0462       | ST/AL FNC   | 0   | 100 | 100 | 0  | 600.00   | SF | 10.00    | 10.00          | 100       |
| 7              | 0871       | POOL HTR R  | 0   | 100 | 0   | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       |

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



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 69,768      |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 69,768      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |           |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |           |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 489,910   |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 69,768    |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 85,000    |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 644,678   |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 243,520   |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 401,158   |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000    |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 351,158   |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 644,678   |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 551,697   |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R2006012   | REPAIR/RRF  | 0      | 07/01/2020 |
| B25788     | ADDITION    | 25,636 | 03/01/2012 |
| B25467     | SWIM POOL   | 28,000 | 01/01/2012 |
| B0618016   | NEW CONSTR  | 0      | 11/01/2006 |
| C18016     | CO ISSUED   | 0      | 11/01/2006 |
| M12261     | MECH OTHER  | 0      | 11/01/2006 |

| SALES DATA                    |            |              |        |        |           |               |  |
|-------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2414/1635                     | 12/08/2020 | WD           | Q      | I      | 01        | 525,000       |  |
| GRANTOR:KRINKE GORDON K & TRA |            |              |        |        |           |               |  |
| GRANTEE:VALLE MICHELLE M &    |            |              |        |        |           |               |  |
| 1772/0706                     | 1/03/2012  | LE           | U      | I      | 30        | 100           |  |
| GRANTOR:KRINKE GORDON K & TRA |            |              |        |        |           |               |  |
| GRANTEE:KRINKE TIFFANY MORG   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2007] W26 BAS=[YR=2007] W46S38 E13 FOP=[YR=2007] E13 N2 U8 L8 W5 S10\$ N10 E5 R8 D8 E10 S19 E4 FGR=[YR=2007] S20 E32 N20 W32\$ E32 N46 W26 N9\$ S9 E26 N9\$. |  |  |  |  |  |  |  |  |  |  |  |