

LOT 7
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

LITTLETON DEBORAH H
96044 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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
Occupancy	00	NONE 100

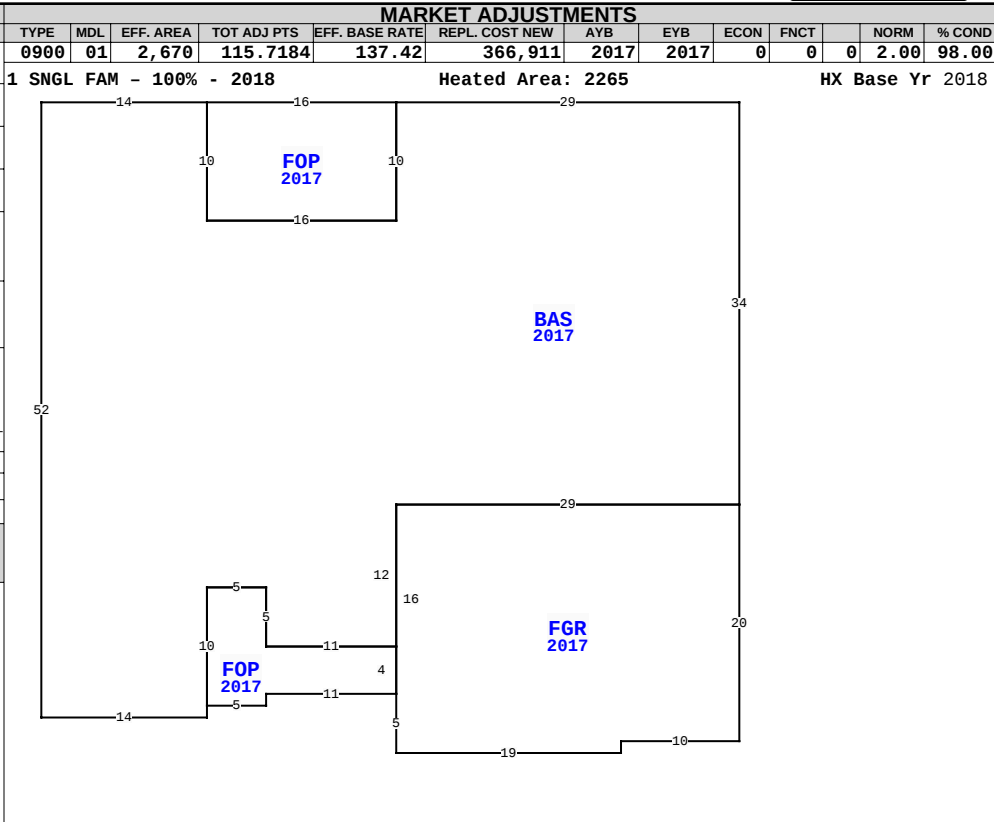
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100	2,265	305,031
FGR	599	55	329	44,307
FOP	94	30	28	3,771
FOP	160	30	48	6,464

TOTALS	3,118		2,670	359,573
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	18	4	72.00	SF	10.00	10.00	100	2017
2	0855	CONC PAVER	0 100	51	28	1,428.00	SF	10.00	10.00	100	2017
3	0476	VF 6 SBPL	0 100	0	0	174.00	LF	32.00	32.00	100	2019
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019
5	0861	POOL GUNIT	0 100	0	0	392.00	SF	85.00	85.00	100	2019
6	0855	CONC PAVER	0 100	0	0	1,304.00	SF	10.00	10.00	100	2019

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



96044 GRANDE OAKS LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
64,369											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						359,573					
TOTAL MARKET OB/XF VALUE						64,369					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						508,942					
SOH/AGL Deduction						199,308					
ASSESSED VALUE						309,634					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						259,634					
TOTAL JUST VALUE						508,942					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						433,266					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908436	SWIM POOL	41,650	08/07/2019
B1632618	CO ISSUED	0	04/18/2017
B1632618	NEW CONSTR	338,528	07/07/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2643/1079	5/25/2023	WD	Q	I	01	750,000	
GRANTOR: YOUNG MATTHEW T & ANG							
GRANTEE: LITTLETON DEBORAH H							
2117/1256	4/27/2017	SW	Q	I	02	306,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: YOUNG MATTHEW T & A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W29 FOP=[YR=2017] W16 S10 E16 N10\$ S10 W16 N10 W14 S52 E14 N1 FOP=[YR=2017] E5 N1 E11 FGR=[YR=2017] S5 E19 N1 E10 N20 W29 S16\$ N4 W11 N5 W5 S10\$ N10 E5 S5 E11 N12 E29 N34\$.											