

LOT 15
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

MILLER S&K FAMILY TRUST/MILLER STEVEN W TRUSTEE
96194 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0015-0000



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 50
Interior Floor	14	CARPET 50
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	303,107
FGR	599	55	329	44,028
FOP	95	30	28	3,747
FSP	160	40	64	8,565

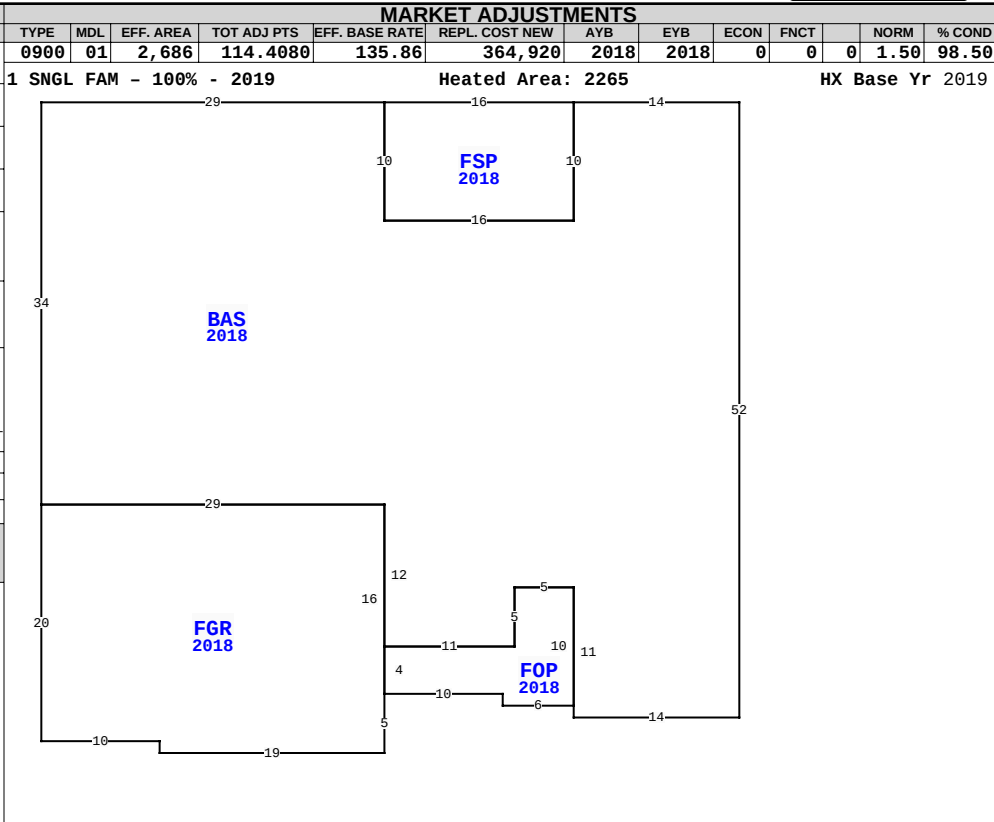
TOTALS 3,119 2,686 359,446

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
1	0855	CONC PAVER	0 100	0	0	988.00	SF	7.00	7.00	100	2018	2018	3	98	6,778	
2	0855	CONC PAVER	0 100	0	0	72.00	SF	7.00	7.00	100	2018	2018	3	98	494	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

96194 GRANDE OAKS LN, FERNANDINA BEACH

TOTAL OB/XF															7,272
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NASSAU COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		359,446
TOTAL MARKET OB/XF VALUE		7,272
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		451,718
SOH/AGL Deduction		232,773
ASSESSED VALUE		218,945
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		118,945
TOTAL JUST VALUE		451,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1711256	CO ISSUED	0	09/20/2018
B1711256	NEW CONSTR	297,647	12/18/2017

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2626/0814	3/21/2023	QC	U	I	11	100

SALES DATA

GRANTOR: MILLER STEVEN W & KAT	
GRANTEE: MILLER S&K FAMILY T	
2225/1913	9/21/2018 SW Q I 02 357,700
GRANTOR: D R HORTON INC-JACKSO	
GRANTEE: MILLER STEVEN W & K	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W14 FSP=[YR=2018] W16 S10 E16 N10\$ S10 W16 N10 W29 S34 FGR=[YR=2018] S20 E10 S1 E19 N5 FOP=[YR=2018] E10 S1 E6 N10 W5 S5 W11 S4\$ N16 W29\$ E29 S12 E11 N5 E5 S11 E14 N52\$.	