

LOT 16  
IN OR 2194/1755  
GRANDE OAKS AT AMELIA REPLAT

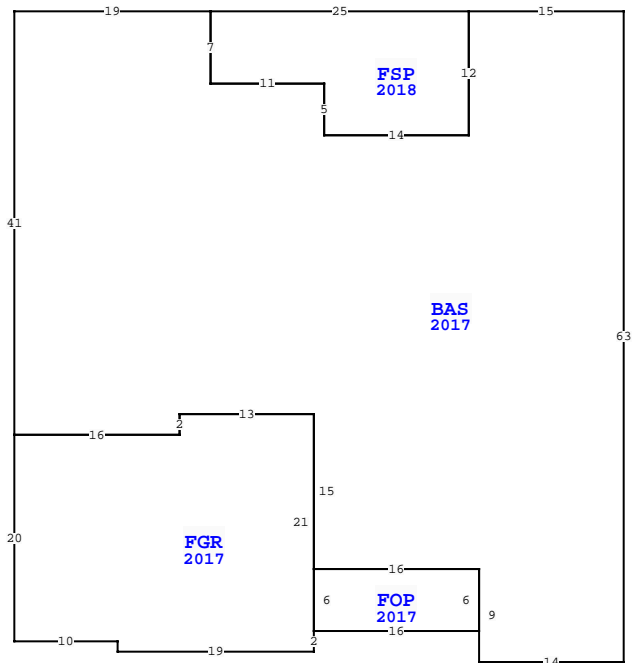
MALDONADO JOSE R & PRISCILLA G  
96212 GRANDE OAKS LN  
FERNANDINA BEACH, FL 32034

**2023**

39-2N-28-0680-0016-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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
BAS	2,664	100	2,664
FGR	625	55	344
FOP	96	30	29
FSP	245	40	98
TOTALS	3,630		3,135
			418,693

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,135	114.7608	136.28	427,238	2017	2017	0	0	2.00	98.00
1 SNGL FAM - 100% - 2019 Heated Area: 2664 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			418,693
TOTAL MARKET OB/XF VALUE			7,191
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			510,884
SOH/AGL Deduction			180,133
ASSESSED VALUE			330,751
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			280,751
TOTAL JUST VALUE			510,884
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			440,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804091	SCRN FOP	966	05/01/2018
B1705435	CO ISSUED	0	04/16/2018
B1705435	NEW CONSTR	341,579	06/19/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/1755	5/04/2018	SW	Q	I	01	359,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MALDONADO JOSE R &						
2104/1297	3/01/2017	SW	U	V	37	507,600
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC-JACK						

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	996.00	SF	7.00	7.00	100	2017	2017	3	97	6,763	
2	0855	CONC PAVER	0	100	0	63.00	SF	7.00	7.00	100	2017	2017	3	97	428	

96212 GRANDE OAKS LN, FERNANDINA BEACH, FL 32034

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2017] W15 FSP=[YR=2018] W25 S7 E11 S5 E14 N12\$ S12 W14 N5 W11 N7 W19 S41 FGR=[YR=2017] S20 E10 S1 E19 N2 FOP=[YR=2017] E16 N6 W16 S6\$ N21 W13 S2 W16\$ E16 N2 E13 S15 E16 S9 E14 N63\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							