

LOT 18
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

MARTIN CLINTON F III & SHOCHANNAH C
96236 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	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	2,200	100	2,200	294,409
FGR	599	55	329	44,028
FOP	95	30	28	3,747
FOP	225	30	68	9,099

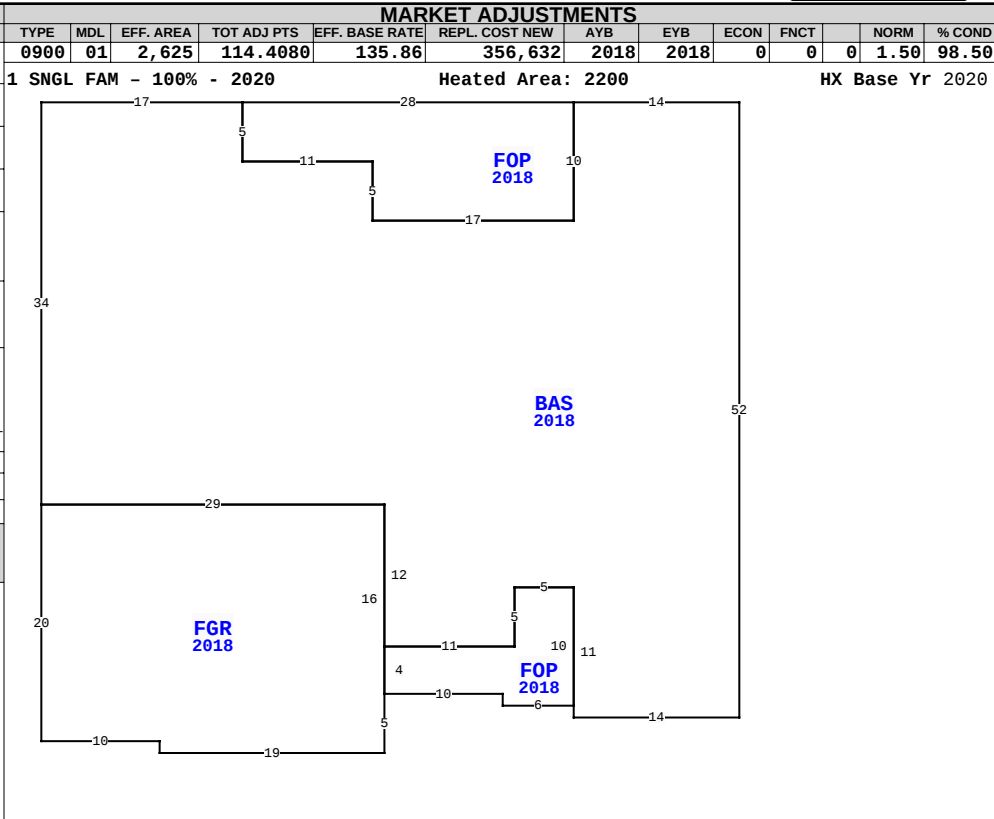
TOTALS 3,119 2,625 351,283

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	1,280.00	SF	10.00	10.00	100	2018	2018	3	98	12,544	
2	0855	CONC PAVER	0 100	0	0	66.00	SF	10.00	10.00	100	2018	2018	3	98	647	
3	0476	VF 6 SBPL	0 100	0	0	285.00	LF	32.00	32.00	100	2018	2018	3	95	8,664	
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	

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	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							



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

96236 GRANDE OAKS LN, FERNANDINA BEACH

TOTAL OB/XF 22,425															
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,283
TOTAL MARKET OB/XF VALUE		22,425
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		458,708
SOH/AGL Deduction		163,536
ASSESSED VALUE		295,172
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,172
TOTAL JUST VALUE		458,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812018	CO ISSUED	0	12/10/2018
B1710295	NEW CONSTR	292,311	11/20/2017

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2256/0870	2/20/2019	SW	Q	I	01	346,000

SALES DATA

GRANTOR: D R HORTON INC JACKSO	
GRANTEE: MARTIN CLINTON F II	
2145/0965	9/07/2017 SW U V 37 478,800

GRANTOR: AMELIA RIVER-JACKSONV

GRANTEE: D R HORTON INC JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] W28 S5 E11 S5 E17 N10\$ S10 W17 N5 W11 N5 W17 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\$.