

LOT 21
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

KAUTZMAN ALEXANDER A & TARA M
96266 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0021-0000



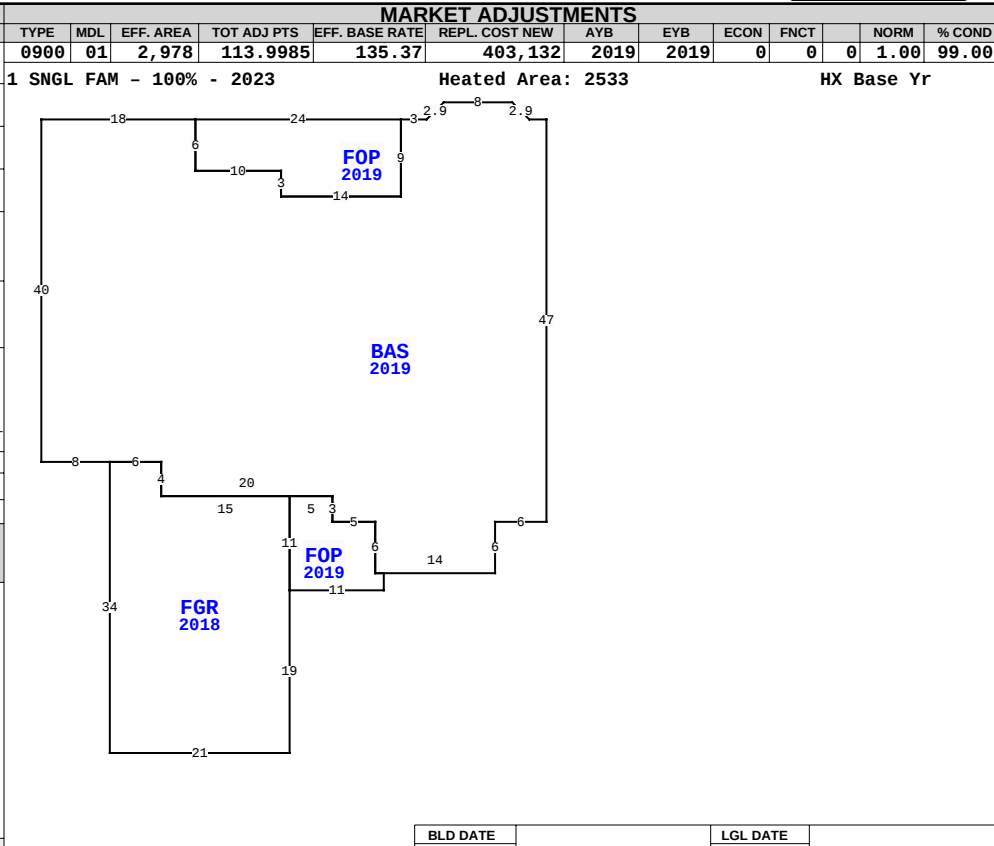
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	SUBAREA MARKET VALUE
BAS	2,533	100	2,533	339,463
FGR	654	55	360	48,246
FOP	97	30	29	3,887
FOP	186	30	56	7,505
TOTALS	3,470		2,978	399,101

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	56	3	168.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	1,476.00	SF	10.00	10.00	100	2019
3	0462	ST/AL FNC	0 100	75	0	300.00	SF	10.00	10.00	100	2020
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020

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											
19,419											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		399,101	
TOTAL MARKET OB/XF VALUE		19,419	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		503,520	
SOH/AGL Deduction		0	
ASSESSED VALUE		503,520	
TOTAL EXEMPTION VALUE		13	503,520
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		503,520	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		430,824	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1810191	CO ISSUED	0	06/18/2019
B1810191	NEW CONSTR	343,088	10/08/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2413/1879	11/24/2020	WD	Q	I	01
GRANTOR: ESPAT CAMILA A & JIMM					
GRANTEE: KAUTZMAN ALEXANDER					
2284/0078	6/19/2019	SW	Q	I	01
GRANTOR: D R HORTON INC JACKSO					
GRANTEE: ESPAT CAMILA A & JI					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2019] W2 U2 L2 W8 D2 L2 W3 FOP=[YR=2019] W24 S6 E10 S3 E14 N9\$ S9 W14 N3 W10 N6 W18 S40 E8 FGR=[YR=2018] S34 E21 N19 FOP=[YR=2019] E11 N2 W1 N6 W5 N3 W5 S11\$ N11 W15 N4 W6\$ E6 S4 E20 S3 E5 S6 E14 N6 E6 N47\$.											