

LOT 22
IN OR 2242/1442
GRANDE OAKS AT AMELIA REPLAT

LOGAN NESTER S & ANGELA K
96286 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0022-0000



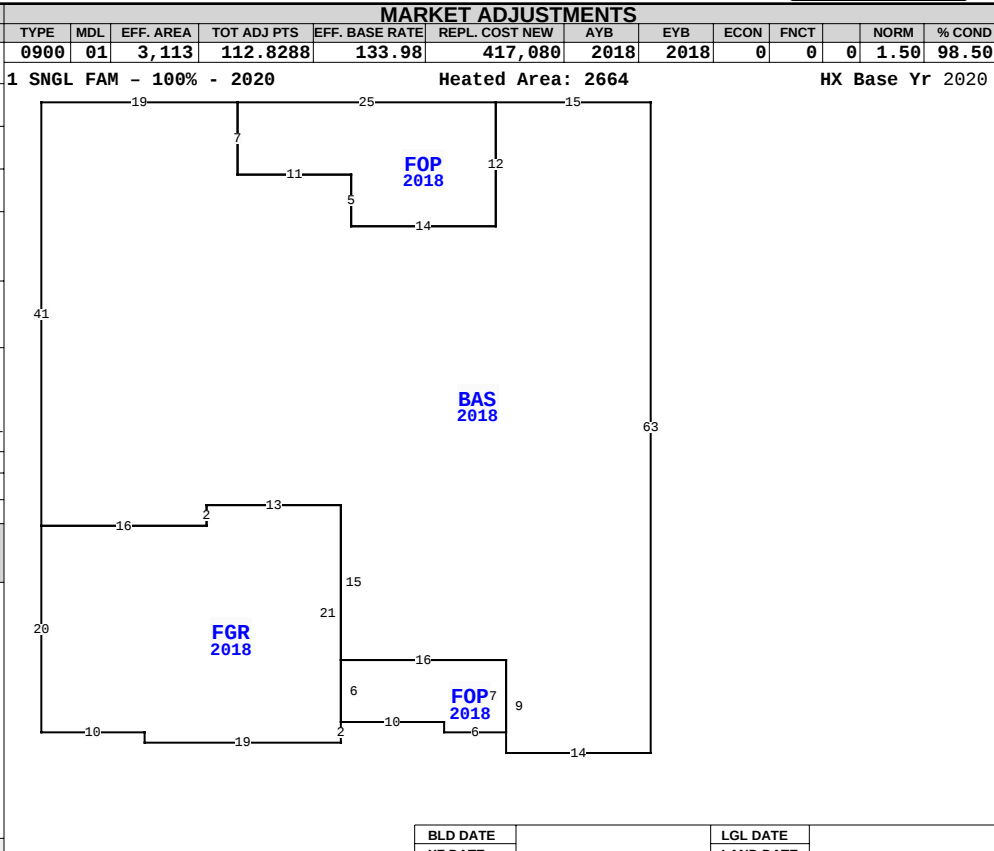
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,664	100	2,664	351,569
FGR	625	55	344	45,398
FOP	102	30	31	4,091
FOP	245	30	74	9,766
TOTALS	3,636		3,113	410,824

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0855	CONC PAVER	0	100	0	0	1,061.00	SF	10.00	10.00	100
2	0855	CONC PAVER	0	100	0	0	63.00	SF	10.00	10.00	100
3	0911	SCRN RM A	0	100	40	30	1,200.00	SF	17.50	17.50	100
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
6	0855	CONC PAVER	0	100	0	0	808.00	SF	10.00	10.00	100

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											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0855	CONC PAVER	0	100	0	0	1,061.00	SF	10.00	10.00	100
2	0855	CONC PAVER	0	100	0	0	63.00	SF	10.00	10.00	100
3	0911	SCRN RM A	0	100	40	30	1,200.00	SF	17.50	17.50	100
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
6	0855	CONC PAVER	0	100	0	0	808.00	SF	10.00	10.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0855	CONC PAVER	0	100	0	0	1,061.00	SF	10.00	10.00	100
2	0855	CONC PAVER	0	100	0	0	63.00	SF	10.00	10.00	100
3	0911	SCRN RM A	0	100	40	30	1,200.00	SF	17.50	17.50	100
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
6	0855	CONC PAVER	0	100	0	0	808.00	SF	10.00	10.00	100

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										410,824	
TOTAL MARKET OB/XF VALUE										70,702	
TOTAL LAND VALUE - MARKET										85,000	
TOTAL MARKET VALUE										566,526	
SOH/AGL Deduction										195,803	
ASSESSED VALUE										370,723	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										320,723	
TOTAL JUST VALUE										566,526	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										479,199	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909729	SWIM POOL	30,000	02/01/2019
B1811801	CO ISSUED	0	11/30/2018
B1803300	NEW CONSTR	356,086	04/02/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2242/1442	12/10/2018	SW	Q	I	01	395,200	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: LOGAN NESTER S & AN							
2175/0696	1/31/2018	SW	U	V	37	398,100	
GRANTOR: AMELIA RIVER-JACKSONV							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2018] W15 FOP=[YR=2018] W25 S7 E11 S5 E14 N12\$ S12 W14 N5 W11 N7 W19 S41 FGR=[YR=2018] S20 E10 S1 E19 N2 FOP=[YR=2018] E10 S1 E6 N7 W16 S6 \$ N21 W13 S2 W16\$ E16 N2 E13 S15 E16 S9 E14 N63\$.											