

LOT 23
IN OR 2227/1577
GRANDE OAKS AT AMELIA REPLAT

DIAZ LUIS R & KRISTAL A
96302 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0023-0000



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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

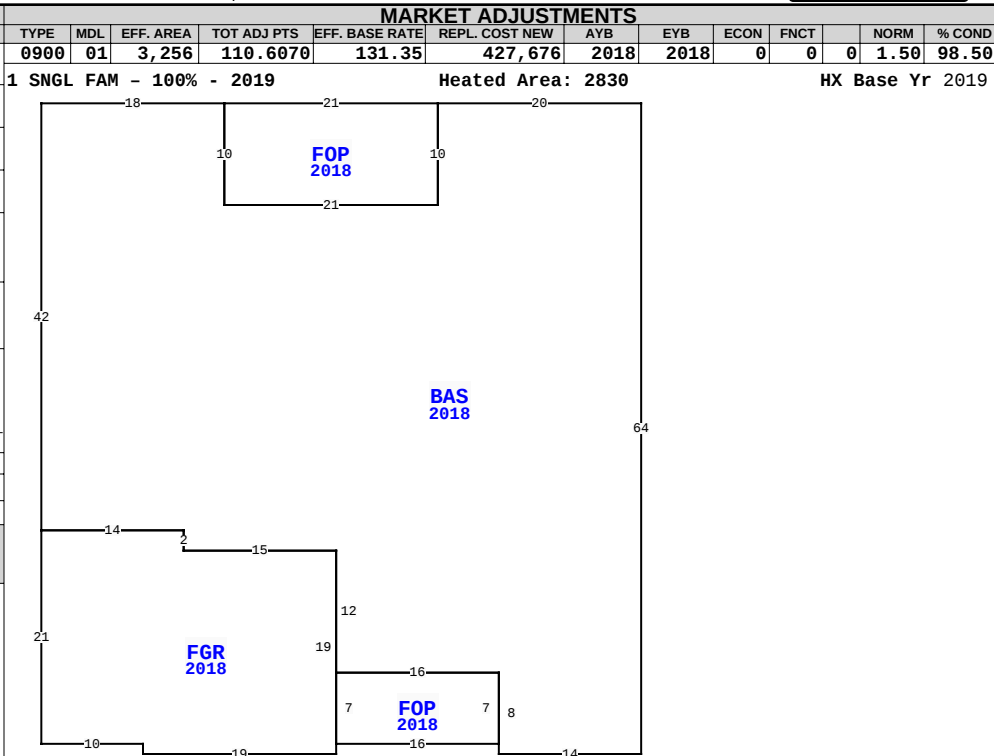
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100	2,830	366,145
FGR	598	55	329	42,566
FOP	112	30	34	4,399
FOP	210	30	63	8,151

TOTALS	3,750		3,256	421,261
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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	0	0	1,080.00	SF	10.00	10.00	100	2018
2	0855	CONC PAVER	0 100	0	0	57.00	SF	10.00	10.00	100	2018
3	0911	SCRN RM A	0 100	46	34	1,564.00	SF	17.50	17.50	100	2019
4	0861	POOL GUNIT	0 100	27	14	378.00	SF	85.00	85.00	100	2019
5	0855	CONC PAVER	0 100	0	0	1,186.00	SF	10.00	10.00	100	2019

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



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

96302 GRANDE OAKS LN, FERNANDINA BEACH

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2018	3	98	10,584	
2018	3	98	559	
2019	3	90	24,633	
2019	3	93	29,881	
2019	3	99	11,741	

TOTAL OB/XF											
77,398											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						421,261					
TOTAL MARKET OB/XF VALUE						77,398					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						583,659					
SOH/AGL Deduction						202,369					
ASSESSED VALUE						381,290					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						331,290					
TOTAL JUST VALUE						583,659					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						491,958					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909475	SWIM POOL	42,286	01/01/2019
C1802511	CO ISSUED	0	09/28/2018
B1802511	NEW CONSTR	366,024	03/09/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2227/1577	9/28/2018	SW	Q	I	01	382,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DIAZ LUIS R & KRYST						
2175/0696	1/31/2018	SW	U	V	37	398,100
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W20 FOP=[YR=2018] W21 S10 E21 N10\$ S10 W21 N10 W18 S42 FGR=[YR=2018] S21 E10 S1 E19 N1 FOP=[YR=2018] E16 N7 W16 S7\$ N19 W15 N2 W14\$ E14 S2 E15 S12 E16 S8 E14 N64\$.											