

LOT 24
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

MALEY PATRICK A & KATHERINE N
96318 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0024-0000



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 60
Interior Floor	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

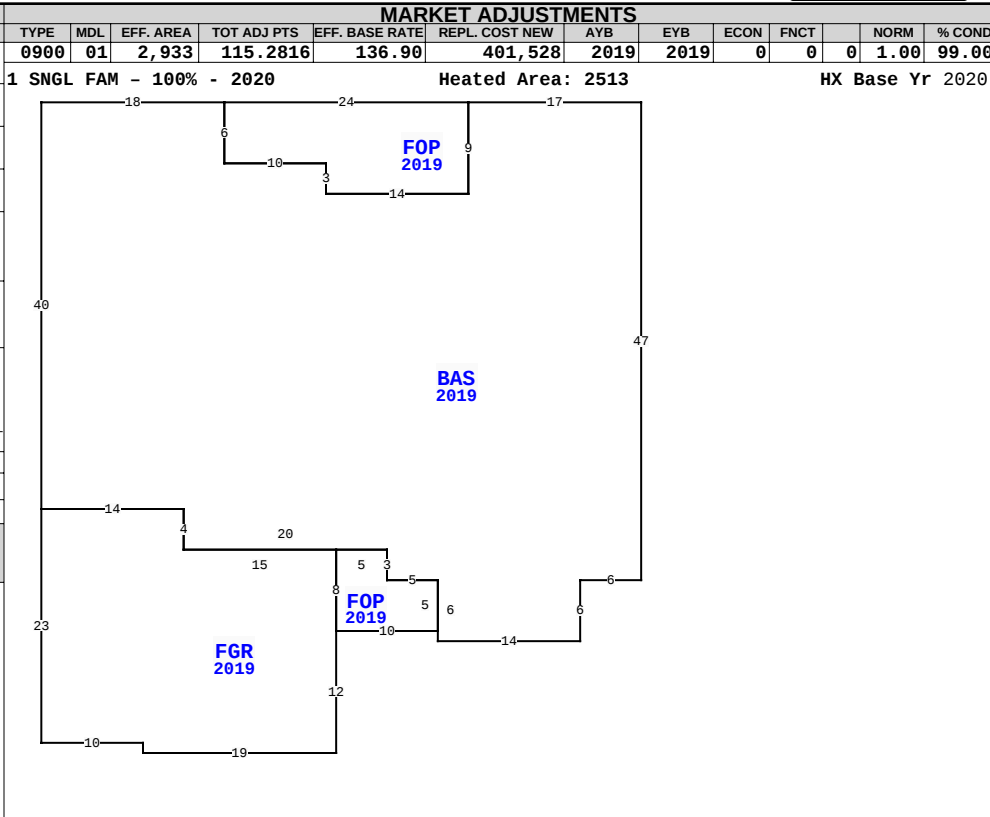
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4069.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2,513	340,590
FGR	626	55	344	46,623
FOP	65	30	20	2,711
FOP	186	30	56	7,589

TOTALS	3,390		2,933	397,513
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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	24	3	72.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	1,036.00	SF	10.00	10.00	100	2019
3	0911	SCRN RM A	0 100	45	28	1,260.00	SF	17.50	17.50	100	2020
4	0861	POOL GUNIT	0 100	30	14	420.00	SF	85.00	85.00	100	2020
5	0855	CONC PAVER	0 100	0	0	840.00	SF	10.00	10.00	100	2020
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	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



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

TOTAL OB/XF											
75,567											

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75,567											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		397,513	
TOTAL MARKET OB/XF VALUE		75,567	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		558,080	
SOH/AGL Deduction		195,986	
ASSESSED VALUE		362,094	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		312,094	
TOTAL JUST VALUE		558,080	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		472,056	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000793	SWIM POOL	30,000	01/28/2020
B2000630	SCRN ENCSLRE	11,000	01/22/2020
C1803301	CO ISSUED	0	05/14/2019
B1803301	NEW CONSTR	333,257	04/02/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2277/1648	5/28/2019	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: MALEY PATRICK & KAT					
2175/0696	1/31/2018	SW	U	V	37
GRANTOR: AMELIA RIVER-JACKSONV					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W17 FOP=[YR=2019] W24 S6 E10 S3 E14 N9\$ S9 W14 N3 W10 N6 W18 S40 FGR=[YR=2019] S23 E10 S1 E19 N12 FOP=[YR=2019] E10 N5 W5 N3 W5 S8\$ N8 W15 N4 W14\$ E14 S4 E20 S3 E5 S6 E14 N6 E6 N47\$.											