

LOT 26
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

WAINER KYLIE LYN/RYSZKIEWICZ REBECCA
96354 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0026-0000



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 70
Interior Floor	14	CARPET 30
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	

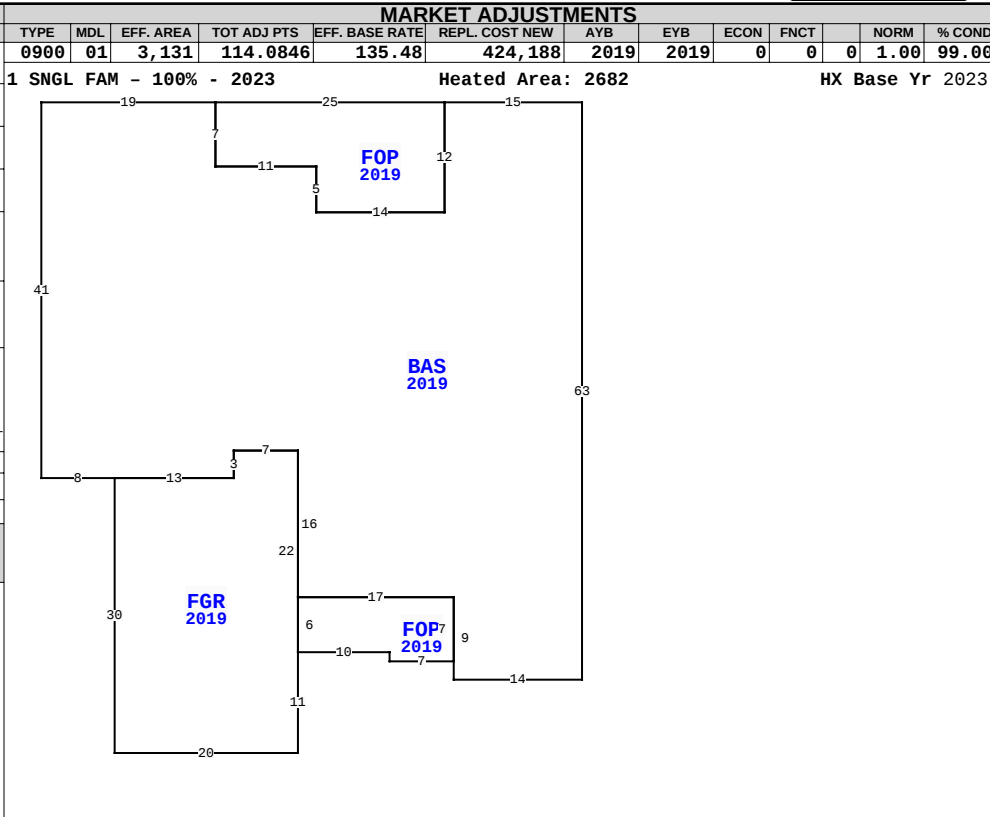
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,682	100	2,682	359,723
FGR	621	55	342	45,871
FOP	109	30	33	4,426
FOP	245	30	74	9,926

TOTALS	3,657		3,131	419,946
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	60	3	180.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	1,705.00	SF	10.00	10.00
3	0911	SCRN RM A	0 100	40	30	1,200.00	SF	17.50	17.50
4	0861	POOL GUNIT	0 100	0	0	478.00	SF	85.00	85.00
5	0855	CONC PAVER	0 100	0	0	722.00	SF	10.00	10.00
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
7	0855	CONC PAVER	0 100	4	4	16.00	SF	10.00	10.00
8	0855	CONC PAVER	0 100	4	4	16.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 01/07/2019 BY DJ



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

TOTAL OB/XF									
84,612									

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84,612									

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					419,946				
TOTAL MARKET OB/XF VALUE					84,612				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					589,558				
SOH/AGL Deduction					62,364				
ASSESSED VALUE					527,194				
TOTAL EXEMPTION VALUE					HX HB XM 50,000				
BASE TAXABLE VALUE					477,194				
TOTAL JUST VALUE					589,558				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					493,014				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904737	SWIM POOL	37,000	05/01/2019
C1800978	CO ISSUED	0	03/29/2019
B1800978	NEW CONSTR	340,975	01/29/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2548/0113	3/17/2022	WD	Q	I	01	700,000	
GRANTOR: STRAUSS MORGAN P & JO							
GRANTEE: WAINER KYLIE LYN &							
2265/0521	3/29/2019	SW	Q	I	01	365,000	
GRANTOR: D R HORTON INC JACKSO							
GRANTEE: STRAUSS MORGAN P &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W15 FOP=[YR=2019] W25 S7 E11 S5 E14 N12\$ S12 W14 N5 W11 N7 W19 S41 E8 FGR=[YR=2019] S30 E20 N11 FOP=[YR=2019] E10 S1 E7 N7 W17 S6\$ N22 W7 S3 W13\$ E13 N3 E7 S16 E17 S9 E14 N63\$.									