LOT 29
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

PERNA KATIE N & MICHAEL R
96404 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

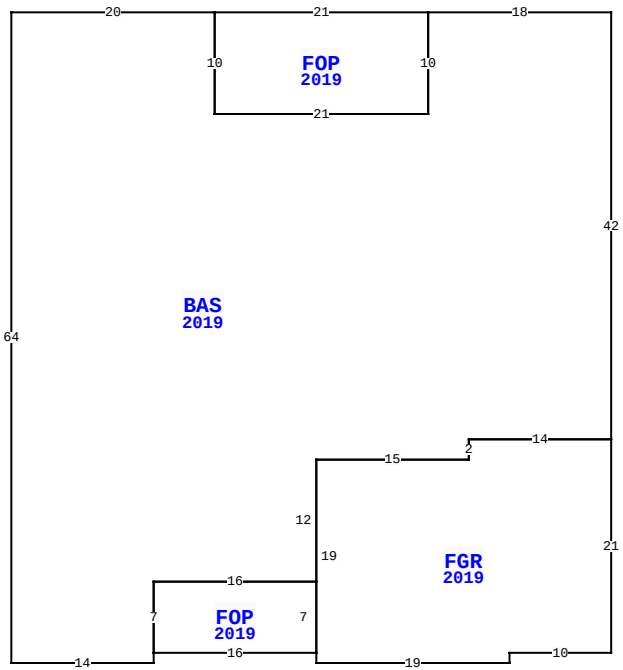
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	372,178
FGR	598	55	329	43,267
FOP	112	30	34	4,472
FOP	210	30	63	8,285
TOTALS	3,750		3,256	428,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,256	111.8628	132.84	432,527	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 2830 HX Base Yr 2020



96404 GRANDE OAKS LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		428,202
TOTAL MARKET OB/XF VALUE		51,571
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		564,773
SOH/AGL Deduction		221,476
ASSESSED VALUE		343,297
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		293,297
TOTAL JUST VALUE		564,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012825	SWIM POOL	43,052	12/21/2020
C1803832	CO ISSUED	0	04/26/2019
B1803832	NEW CONSTR	373,999	04/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2270/1824	4/26/2019	SW	Q	I	01	400,200
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: PERNA KATIE N & MIC						
2086/1557	11/29/2016	SW	U	V	37	502,300
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 FOP=[YR=2019] W21 S10 E21 N10$ S10 W21 N10 W20 S64 E14 N1 FOP=[YR=2019] E16 FGR=[YR=2019] S1 E19 N1 E10 N21 W14 S2 W15 S19$ N7 W16 S7$ N7 E16 N12 E15 N2 E14 N42$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	20	3	60.00	SF	10.00	10.00	100	2019	2019	3	99	594	
2	0855	CONC PAVER	0	100	0	0	1,120.00	SF	10.00	10.00	100	2019	2019	3	99	11,088	
3	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2020	2020	3	98	4,390	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	
5	0861	POOL GUNIT	0	100	0	0	347.00	SF	85.00	85.00	100	2021	2021	3	98	28,905	
6	0855	CONC PAVER	0	100	0	0	630.00	SF	10.00	10.00	100	2021	2021	3	100	6,300	

LAND DESCRIPTION

TOTAL OB/XF 51,571

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/12/2022 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS