LOT 31
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

KETCHUM MARK R JR & HAYLEY A
96440 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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

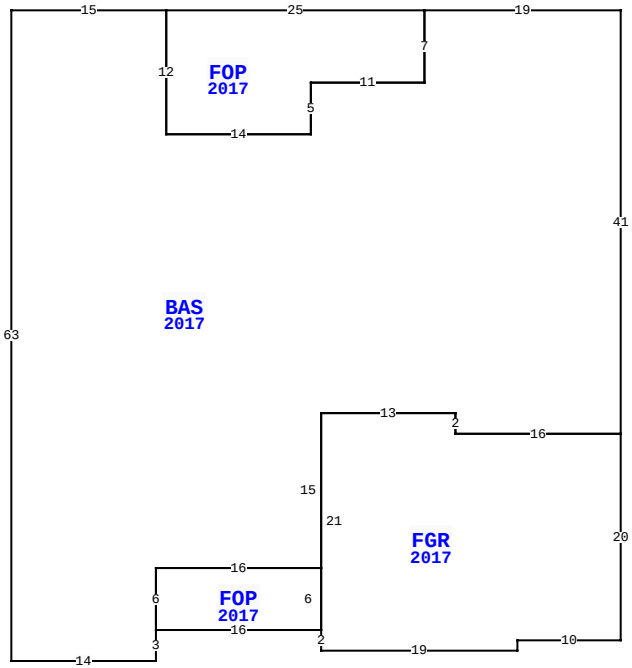
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4069.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,664	100	2,664	355,789
FGR	625	55	344	45,942
FOP	96	30	29	3,873
FOP	245	30	74	9,883
TOTALS	3,630		3,111	415,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,111	114.7608	136.28	423,967	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 0 Heated Area: 2664 HX Base Yr



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

96440 GRANDE OAKS LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	415,488
TOTAL MARKET OB/XF VALUE	66,671
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	567,159
SOH/AGL Deduction	107,012
ASSESSED VALUE	460,147
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	460,147
TOTAL JUST VALUE	567,159
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	482,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109762	SWIM POOL	81,520	07/26/2021
B1702887	CO ISSUED	0	08/24/2017
B1702887	NEW CONSTR	341,579	04/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/1441	6/08/2020	WD	Q	I	01	432,500
GRANTOR: GALLUCCI THOMAS E & A						
GRANTEE: KETCHUM MARK R JR &						
2143/0820	8/28/2017	SW	Q	I	02	383,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GALLUCCI THOMAS E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W19 FOP=[YR=2017] W25 S12 E14 N5 E11 N7$ S7 W11 S5 W14 N12 W15 S63 E14 N3 FOP=[YR=2017] E16 FGR=[YR=2017] S2 E19 N1 E10 N20 W16 N2 W13 S21$ N6 W16 S6$ N6 E16 N15 E13 S2 E16 N41$.

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	0	0	0	1,120.00	SF	10.00	10.00	100	2017	2017	3	97	10,864	
2	0855	CONC PAVER	0	0	0	0	63.00	SF	10.00	10.00	100	2017	2017	3	97	611	
3	0462	ST/AL FNC	0	0	120	0	480.00	SF	10.00	10.00	100	2018	2018	3	90	4,320	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	
5	0861	POOL GUNIT	0	0	0	0	476.00	SF	85.00	85.00	100	2021	2021	3	98	39,651	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	
7	0855	CONC PAVER	0	0	0	0	900.00	SF	10.00	10.00	100	2021	2021	3	100	9,000	

LAND DESCRIPTION

TOTAL OB/XF 66,671

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	0			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 KWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS