

LOT 32
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

LAPTHORN KEVIN & JANET
96452 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0032-0000



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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

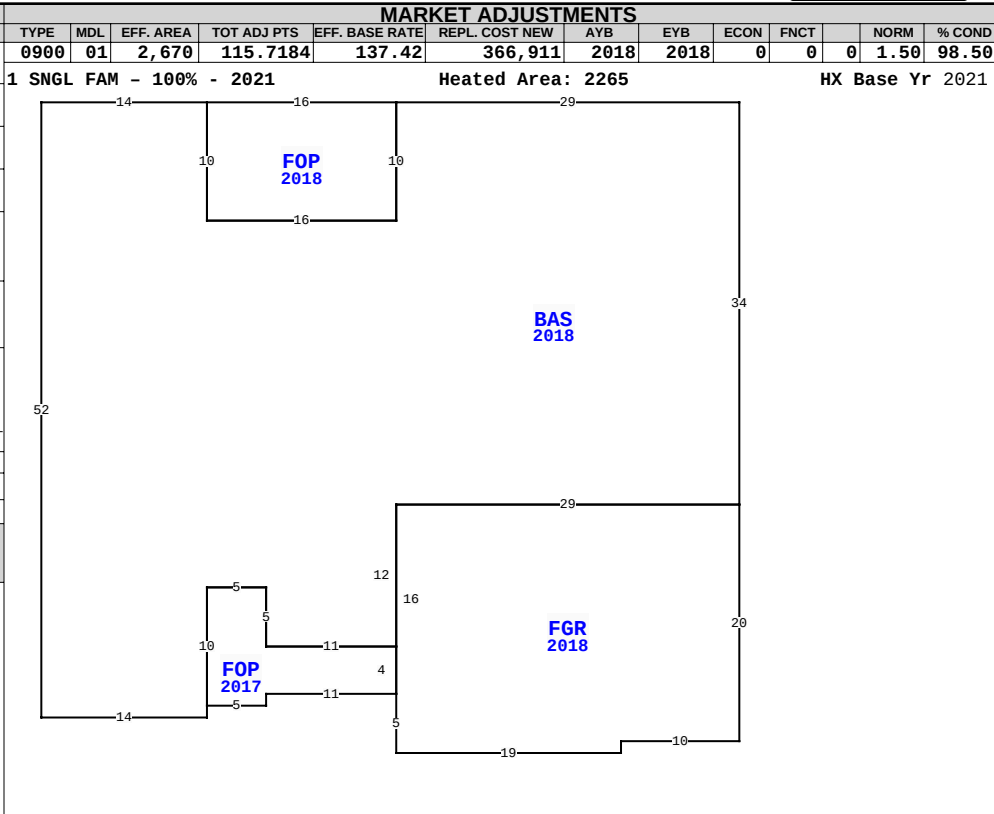
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100	2,265	306,587
FGR	599	55	329	44,533
FOP	94	30	28	3,790
FOP	160	30	48	6,497

TOTALS	3,118		2,670	361,407
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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	0	0	1,008.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	63.00	SF	10.00	10.00
3	0462	ST/AL FNC	0 100	0	0	936.00	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



96452 GRANDE OAKS LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
18,919									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					361,407				
TOTAL MARKET OB/XF VALUE					18,919				
TOTAL LAND VALUE - MARKET					93,500				
TOTAL MARKET VALUE					473,826				
SOH/AGL Deduction					137,094				
ASSESSED VALUE					336,732				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					286,732				
TOTAL JUST VALUE					473,826				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					407,041				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702798	CO ISSUED	0	01/25/2018
B1702798	NEW CONSTR	291,812	05/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2389/0956	9/01/2020	WD	Q	I	02	394,700	
GRANTOR: CLERY DAVID ALBERT &							
GRANTEE: LAPTHORN KEVIN & JA							
2173/0227	1/26/2018	WD	Q	I	01	342,800	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: CLERY DAVID ALBERT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W29 FOP=[YR=2018] W16 S10 E16 N10\$ S10 W16 N10 W14 S52 E14 N1 FOP=[YR=2017] E5 N1 E11 FGR=[YR=2018] S5 E19 N1 E10 N20 W29 S16\$ N4 W11 N5 W5 S10\$ N10 E5 S5 E11 N12 E29 N34\$.									