

LOT 33
IN OR 2166/502
(EX ESMT IN OR 1509/1048 &

ONEILL EUGENE & DONNA MH
96464 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0033-0000



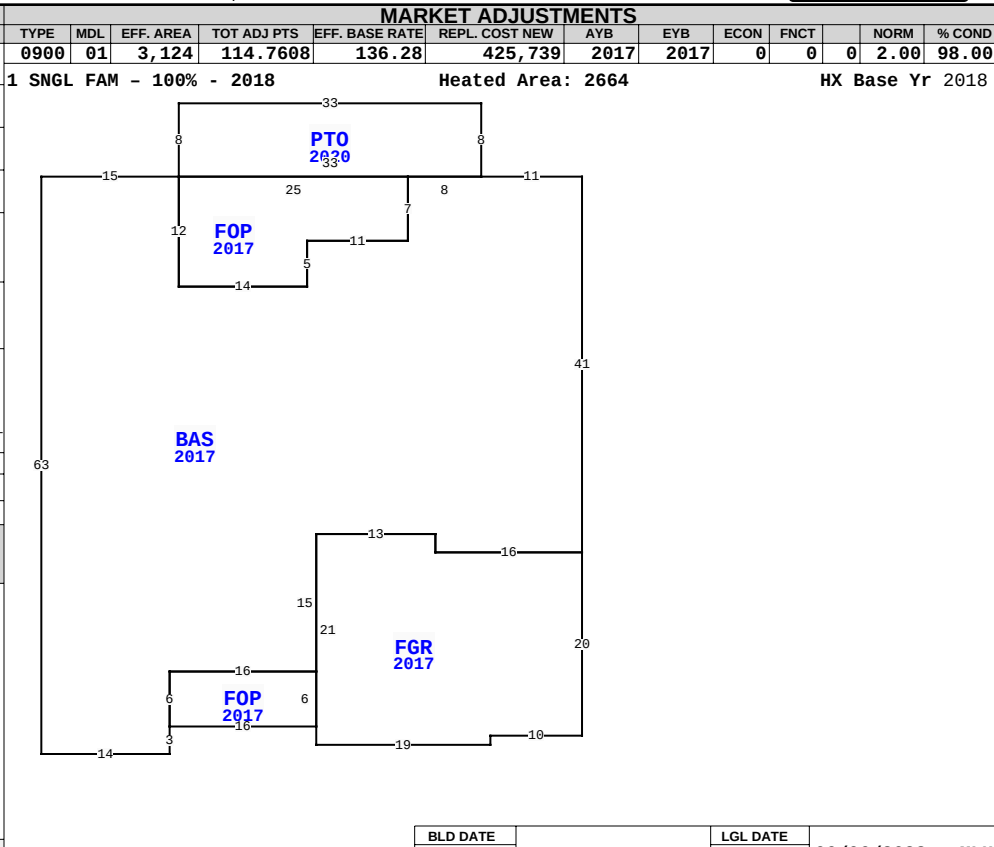
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 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
PTO	264	5	13	1,737
TOTALS	3,894		3,124	417,224

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0 100	0	0	1,760.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	0	0	63.00	SF	10.00	10.00
4	0462	ST/AL FNC	0 100	50	0	200.00	SF	10.00	10.00
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00
6	1076	TRELLIS A	0 100	33	8	264.00	SF	7.50	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100			0.00	0.00	1.00



TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100			0.00	0.00	1.00

TOTAL OB/XF									
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1	000116	C	SFR MARSH	100			0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	417,224								
TOTAL MARKET OB/XF VALUE	23,718								
TOTAL LAND VALUE - MARKET	175,000								
TOTAL MARKET VALUE	615,942								
SOH/AGL Deduction	229,558								
ASSESSED VALUE	386,384								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	336,384								
TOTAL JUST VALUE	615,942								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	531,986								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706648	CO ISSUED	0	12/20/2017
B1706648	NEW CONSTR	341,579	07/25/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2166/0502	12/22/2017	SW	Q	I	01	437,400	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: ONEILL EUGENE & DON							
2104/1297	3/01/2017	SW	U	V	37	507,600	
GRANTOR: AMELIA RIVER-JACKSONV							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W11 PTO=[YR=2020] N8 W33 S8 E33\$ W8 FOP=[YR=2017] W25 S12 E14 N5 E11 N7\$ S7 W11 S5 W14 N12 W15 S63 E14 N3 FOP=[YR=2017] E16FGR=[YR=2017] S2 E19 N1 E10 N20 W16 N2 W13 S21\$ N6 W16 S6\$ N6 E16 N15 E13 S2 E16 N41\$.									