

LOT 44
ESMT PT OR 1509/1048
GRANDE OAKS AT AMELIA REPLAT

FAGLER WILLARD C JR & ROSEMARY
96622 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	16	WD FR STUC 30
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		5 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

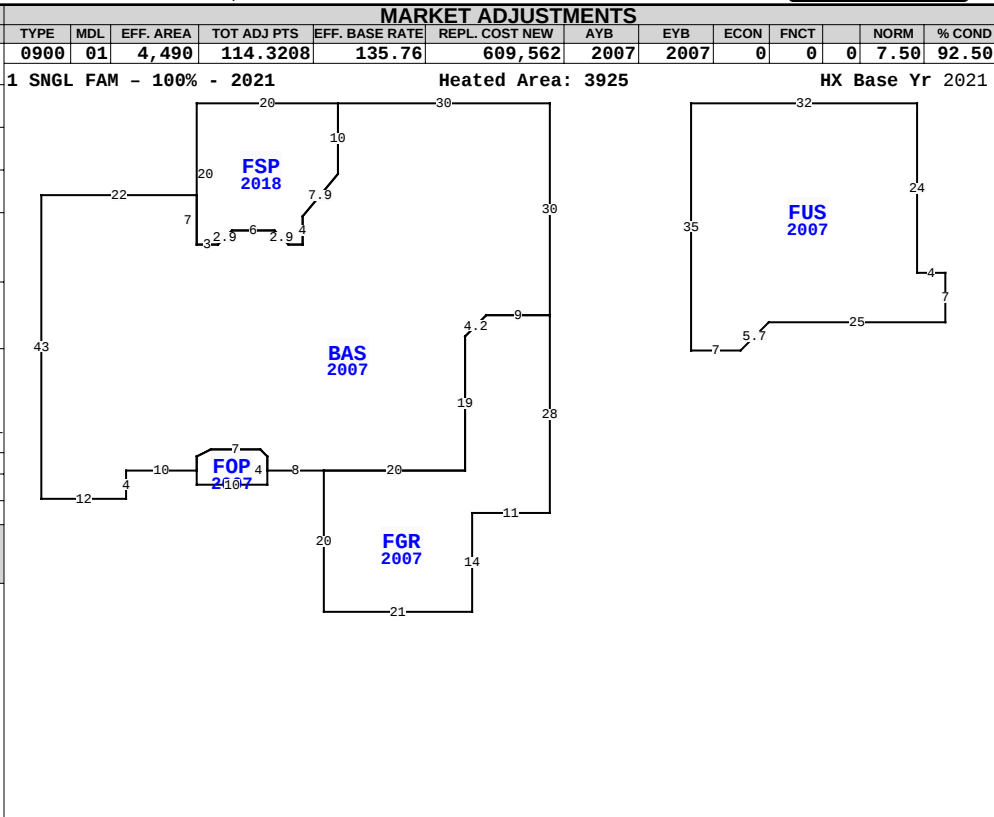
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,869	100	2,869	360,283
FGR	746	55	410	51,487
FOP	49	30	15	1,883
FSP	349	40	140	17,581
FUS	1,056	100	1,056	132,611

TOTALS	5,069	4,490	563,845
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0855	CONC PAVER	0 100	0	0	2,717.00	SF	10.00	10.00	100
2	0911	SCRN RM A	0 100	0	0	264.00	SF	17.50	17.50	100
3	0855	CONC PAVER	0 100	0	0	264.00	SF	10.00	10.00	100
4	0857	SANDSTONE	0 100	0	0	202.00	SF	16.00	16.00	100

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/06/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF										
33,123										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		563,845	
TOTAL MARKET OB/XF VALUE		33,123	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		771,968	
SOH/AGL Deduction		272,314	
ASSESSED VALUE		499,654	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		449,654	
TOTAL JUST VALUE		771,968	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		669,058	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703503	REMODEL - DOOR	669	07/01/2017
B1327487	PAVEERS	0	07/01/2013
E18597	ELEC OTHER	2,000	01/01/2007
M12389	MECH OTHER	0	01/01/2007
B0618442	NEW CONSTR	0	12/01/2006
C18442	CO ISSUED	0	12/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2390/0474	9/04/2020	WD	Q	I	02
					565,000
GRANTOR: FRATINO KATHY D					
GRANTEE: FAGLER WILLARD C JR					
1856/0571	5/03/2013	WD	Q	I	02
					430,000
GRANTOR: HAERING FRANKLIN C &					
GRANTEE: FRATINO THOMAS A &					

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=2007] W30 FSP=[YR=2018] W20 S20 E3 R2 U2 E6 D2 R2 E2 N4 R5 U6 N10\$ S10 D6 L5 S4 W2 L2 U2 W6 D2 L2 W3 N7 W22 S43 E12 N4 E10 FOP=[YR=2007] S2 E10 N4 U1 L1 W7 D1 L2 S2\$N2 R2 U1 E7 D1 R1 S2 E8 FGR=[YR=2007] S20 E21 N14 E11 N28 W9 L3 D3 S19 W20\$ E20 N19 U3 R3 E9 N30\$ PTR= E20 FUS=[YR=2007] E32 S24 E4 S7 W25 L4 D4 W7 N35\$ W20\$.										