LOT 45
ESMT PT OR 1509/1048
GRANDE OAKS AT AMELIA REPLAT

WIEDMAN KIRK H & PATRICIA L/E/
96644 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

**2023**

**39-2N-28-0680-0045-0000**

## 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 | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

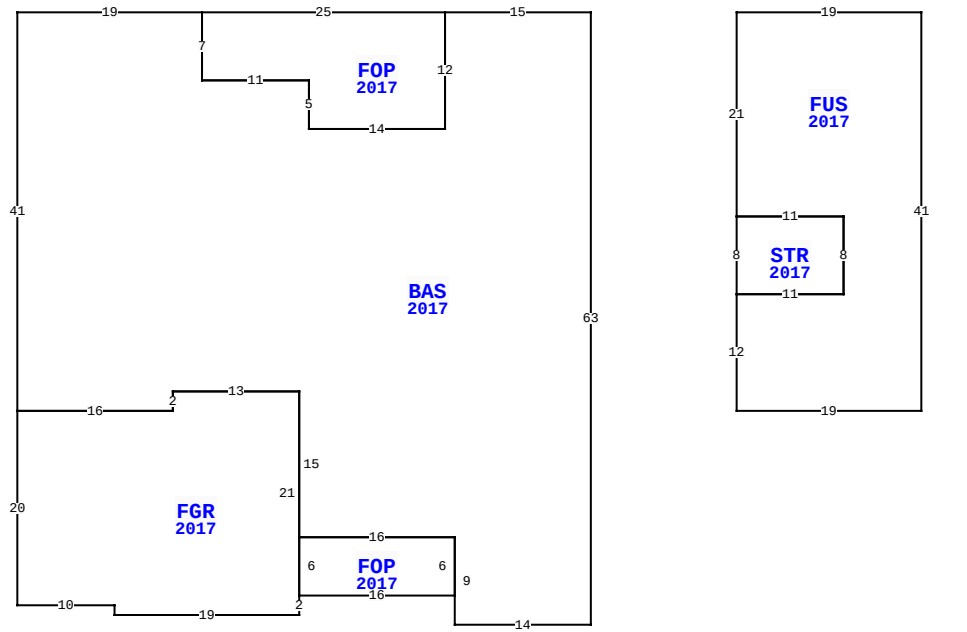
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,664 | 100 | 2,664 | 348,061 |
| FGR | 625 | 55 | 344 | 44,945 |
| FOP | 96 | 30 | 29 | 3,789 |
| FOP | 245 | 30 | 74 | 9,669 |
| FUS | 691 | 100 | 691 | 90,282 |
| STR | 88 | 10 | 9 | 1,176 |
| TOTALS | 4,409 | | 3,811 | 497,921 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,811 | 112.2660 | 133.32 | 508,083 | 2017 | 2017 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SNGL FAM – 100% - 2018 Heated Area: 3355 HX Base Yr 2018




96644 GRANDE OAKS LN, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 497,921 |
| TOTAL MARKET OB/XF VALUE | | 75,406 |
| TOTAL LAND VALUE - MARKET | | 175,000 |
| TOTAL MARKET VALUE | | 748,327 |
| SOH/AGL Deduction | | 253,523 |
| ASSESSED VALUE | | 494,804 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 439,804 |
| TOTAL JUST VALUE | | 748,327 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 643,813 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1710670 | SCRN ENCLSRE | 30,307 | 12/01/2017 |
| B1706545 | SWIM POOL | 34,000 | 10/01/2017 |
| B1632549 | NEW CONSTR | 415,383 | 06/20/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2505/0729 | 10/13/2021 | LE | U | I | 11 | 100 |
| GRANTOR: WIEDMAN KIRK H & PATR | | | | | | |
| GRANTEE: WIEDMAN ABBY LYNN | | | | | | |
| 2107/1101 | 3/15/2017 | SW | Q | I | 01 | 435,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: WIEDMAN KIRK H & PA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W15 FOP=[YR=2017] W25 S7 E11 S5 E14 N12$ S12 W14 N5 W11 N7 W19 S41 FGR=[YR=2017] S20 E10 S1 E19 N2 FOP=[YR=2017] E16 N6 W16 S6$ N21 W13 S2 W16$ E16 N2 E13 S15 E16 S9 E14 N63$ PTR=E15 FUS=[YR=2017] E19 S41 W19 N12 STR=[YR=2017] N8 E11 S8 W11$ E11 N8 W11 N21$ W15$.

## 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 | 0 | 0 | 1,596.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 15,481 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 60.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 582 | |
| 3 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,320.00 | SF | 17.50 | 17.50 | 100 | 2017 | 2017 | 3 | 82 | 18,942 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 300.00 | SF | 85.00 | 85.00 | 100 | 2017 | 2017 | 3 | 87 | 22,185 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,060.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 10,282 | |
| 6 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 912.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 87 | 7,934 | |

## LAND DESCRIPTION

TOTAL OB/XF 75,406

| 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 | 000116 | C | SFR MARSH | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 175,000.00 | 175,000.00 | 175,000 | | | | | | | |

REVIEW DATE 02/08/2018 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS