

LOT 46
ESMT PT OR 1509/1048
GRANDE OAKS AT AMELIA REPLAT

NELSON DAVID SCOTT & SHANNA RUTH
7229 OLDE SYCAMORE DR
MINT HILL, NC 28227

2023

39-2N-28-0680-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4069.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,245	100	2,245	371,924
FGR	441	55	243	40,257
FGR	441	55	243	40,257
FOP	60	30	18	2,982
FOP	338	30	101	16,732
FOP	338	30	101	16,732
FST	128	55	70	11,597
FUS	2,146	100	2,146	355,523

TOTALS	6,137		5,167	856,004
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EXTRA FEATURES		
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L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0855	CONC PAVER	0 100	0	0	1,233.00	SF	10.00	10.00	100	2007	2007	3	89	10,974	
3	0877	JACUZZI	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	35	1,750	
4	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00	100	2007	2007	3	52	19,890	
5	1200	WINE VLT A	0 100	0	0	1.00	SF	3,000.00	3,000.00	100	2007	2007	3	97	2,910	
6	0462	ST/AL FNC	0 100	90	0	360.00	SF	10.00	10.00	100	2010	2010	3	64	2,304	
7	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	81	243	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000116	C	SFR MARSH	100	

REVIEW DATE 01/17/2019 BY KWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,167	125.6850	179.10	925,410	2007	2007	0	0	0	7.50	92.50

1 SFR CUST - 100% - 2011

Heated Area: 4391

HX Base Yr 2011

The floor plan diagram illustrates the layout of a building with various rooms and areas. The rooms are labeled with codes and years: FOP 2007, FUS 2007, BAS 2007, FGR 2007, FST 2007, and FGR 2007. The dimensions of the rooms and areas are indicated by numbers along the lines. The layout includes a central area labeled FOP 2007, a large area labeled FUS 2007, a central area labeled BAS 2007, and two smaller areas labeled FGR 2007. The dimensions of the rooms and areas are indicated by numbers along the lines.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/06/2023

MLU

96682 GRANDE OAKS LN, FERNANDINA BEACH	BLD DATE	LGL DATE	06/06/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	856,004			
TOTAL MARKET OB/XF VALUE	41,291			
TOTAL LAND VALUE - MARKET	175,000			
TOTAL MARKET VALUE	1,072,295			
SOH/AGL Deduction	543,739			
ASSESSED VALUE	528,556			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	478,556			
TOTAL JUST VALUE	1,072,295			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	906,474			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22233	REMODEL	5,000	01/01/2009
B19550	SWIM POOL	18,000	03/01/2007
E18528	ELEC OTHER	2,000	12/01/2006
M12288	MECH OTHER	0	12/01/2006
R09951	REPAIR/RRF	20,000	12/01/2006
P11536	OTHER	0	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2649/794	6/20/2023	WD	Q	I	01	1,200,000
GRANTOR: OLIVER GRAEME D						
GRANTEE: NELSON DAVID SCOTT						
1916/0915	5/08/2014	QC	U	I	11	100
GRANTOR: OLIVER GRAEME D & TER						
GRANTEE: OLIVER GRAEME D						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2007] W16 S12 FOP=[YR=2007] W39 S10 E6 R4 U4 E9 D4 R4 E16 N10\$ S10 W16 L4 U4 W9 D4 L4 W23 S16 FST=[YR=2007] S12 FGR=[YR=2007] S21 E21 N21 W21\$ E11 N9 U3 L3 W8\$ E8 D3 R3 S9 E15 FOP=[YR=2007] S1 E12 N5 W12 S4\$ N4 E12 S4 E13 FGR=[YR=2007] S21 E21 N21 W21\$ E21 N50\$ PTR= E20 FUS=[YR=2007] E17 FOP=[YR=2007] N10 E39 S10 W16 U4 L4 W9 D4 L4 W6 \$E6 S9 D5 R5 E7 R5 U5 N9 E16 N10 E16 S48 W3 S5 W10 N5 W2 N6 W6 N4 W13 N4 N4 W3 D1 L1 W4 U1 L1 W3 S4 S4 W11 S1 W8 S5 W7 N34\$ W20\$.		