LOT 47
IN OR 1825/1262
ESMT PT OR 1509/1048

GLADDEN CATHY NIX
96700 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

**2023**

**39-2N-28-0680-0047-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

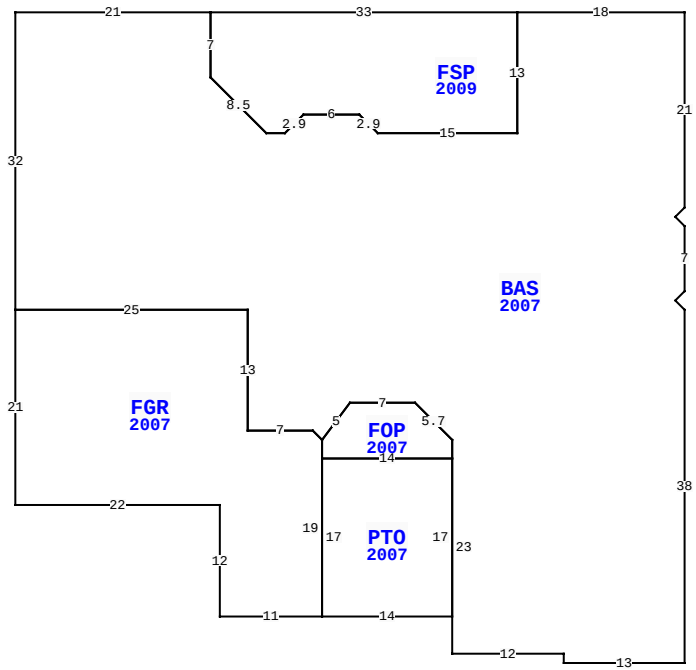
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 3,104 | 100 | 3,104 | 401,688 |
| FGR | 721 | 55 | 397 | 51,376 |
| FOP | 70 | 30 | 21 | 2,718 |
| FSP | 395 | 40 | 158 | 20,447 |
| PTO | 238 | 5 | 12 | 1,553 |
| TOTALS | 4,528 | | 3,692 | 477,781 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,692 | 115.9290 | 137.67 | 508,278 | 2007 | 2010 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SNGL FAM – 100% - 2014 Heated Area: 3104 HX Base Yr 2014




96700 GRANDE OAKS LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/06/2023 MLU |
| 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 | | 477,781 |
| TOTAL MARKET OB/XF VALUE | | 45,484 |
| TOTAL LAND VALUE - MARKET | | 175,000 |
| TOTAL MARKET VALUE | | 698,265 |
| SOH/AGL Deduction | | 235,934 |
| ASSESSED VALUE | | 462,331 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 407,331 |
| TOTAL JUST VALUE | | 698,265 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 609,759 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2001121 | REMODEL | 17,500 | 03/12/2020 |
| M1703129 | H/AC | 0 | 05/01/2017 |
| B0618019 | NEW CONSTR | 0 | 12/01/2006 |
| C18019 | CO ISSUED | 0 | 12/01/2006 |
| B19183 | SWIM POOL | 18,000 | 12/01/2006 |
| M12139 | MECH OTHER | 0 | 10/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1825/1262 | 11/14/2012 | WD | Q | I | 02 | 499,000 |
| GRANTOR: COOK CANDY LEIGH | | | | | | |
| GRANTEE: GLADDEN CATHY NIX | | | | | | |
| 1624/1098 | 5/20/2009 | WD | Q | I | 01 | 520,000 |
| GRANTOR: AMELIA RIVER-JACKSONV | | | | | | |
| GRANTEE: COOK CANDY LEIGH | | | | | | |

## BUILDING NOTES

## EXTRA FEATURES

| 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 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 496.00 | SF | 85.00 | 85.00 | 100 | 2007 | 2007 | 3 | 52 | 21,923 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,454.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 89 | 12,941 | |
| 4 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 225.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 52 | 1,170 | |
| 5 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,750.00 | SF | 4.00 | 4.00 | 100 | 2007 | 2007 | 3 | 89 | 6,230 | |

## BUILDING DIMENSIONS

BAS=[YR=2007] W18FSP=[YR=2009] W33 S7 D6 R6 E2 U2 R2 E6 D2 R2 E15 N13 $ S13 W15 U2 L2 W6 D2 L2 W2 U6 L6 N7 W21 S32 FGR=[YR=2007] S21 E22 S12 E11 PTO=[YR=2007] E14 N17 FOP=[YR=2007] W14 N2 U4 R3 E7 D4 R4 S2 $ W14 S17 $ N19 U1 L1 W7 N13 W25 $ E25 S13 E7 D1 R1 U4 R3 E7 D4 R4 S23 E12 S1 E13 N38 U1 L1 U1 R1 N7 U1 L1 U1 R1 N21 $ .

## LAND DESCRIPTION

TOTAL OB/XF 45,484

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 01/17/2019 BY KW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS