

LOT 52
IN OR 1804/465
GRANDE OAKS AT AMELIA REPLAT

SPRINGER LOUIS J & BROOKE J
96066 OAK CANOPY LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0052-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
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

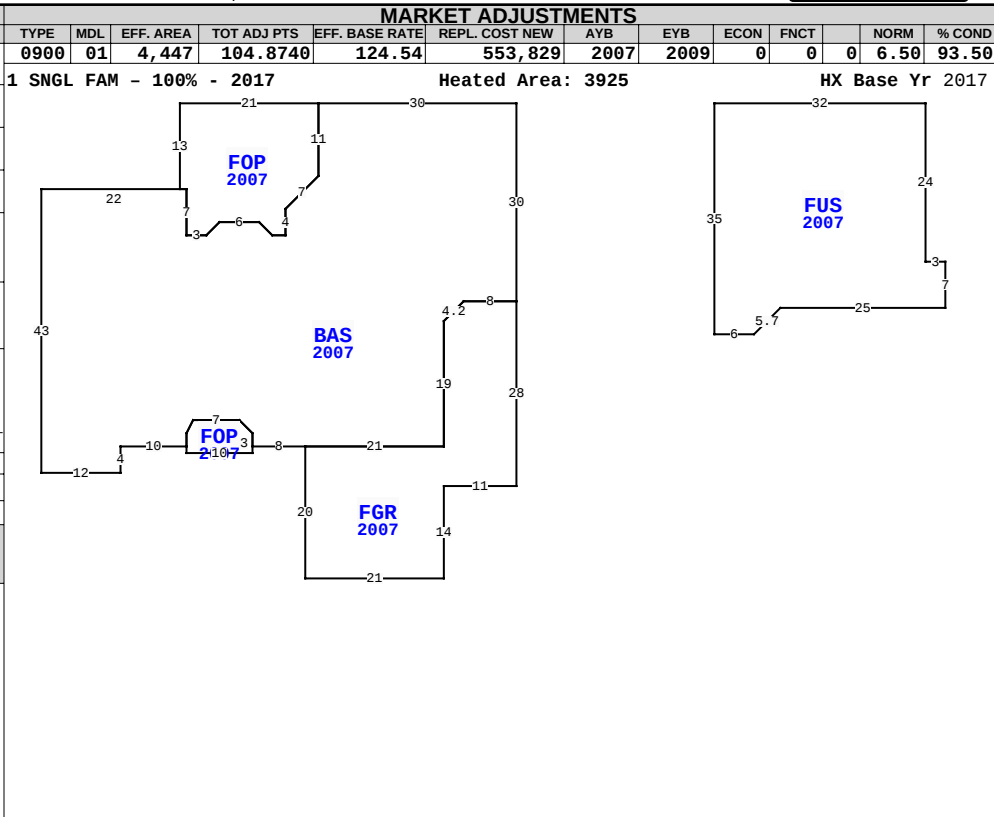
MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4069.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100	2,880	335,361
FGR	724	55	398	46,345
FOP	47	30	14	1,631
FOP	365	30	110	12,809
FUS	1,045	100	1,045	121,685

TOTALS	5,061	4,447	517,830
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EXTRA FEATURES	
L N	OB/XF CODE
1	0855
2	0500
3	1076
4	0911
5	0861
6	0857
7	0462



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0855	CONC PAVR	0 100	0	0	1,964.00	SF	10.00	10.00	100	2007	2007	3	89	17,480	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
3	1076	TRELLIS A	0 100	10	3	30.00	SF	7.50	7.50	100	2008	2008	3	56	126	
4	0911	SCRN RM A	0 100	0	0	1,906.00	SF	17.50	17.50	100	2012	2012	3	60	20,013	
5	0861	POOL GUNIT	0 100	0	0	580.00	SF	85.00	85.00	100	2012	2012	3	71	35,003	
6	0857	SANDSTONE	0 100	0	0	856.00	SF	16.00	16.00	100	2012	2012	3	98	13,422	
7	0462	ST/AL FNC	0 100	0	0	1,050.00	SF	10.00	10.00	100	2012	2012	3	71	7,455	

LAND DESCRIPTION		TOTAL OB/XF 96,719													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.10	85,000.00

REVIEW DATE	05/11/2018	BY	KWX	Total Acres:	0.00	Total Land Value:	93,500	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			517,830
TOTAL MARKET OB/XF VALUE			96,719
TOTAL LAND VALUE - MARKET			93,500
TOTAL MARKET VALUE			708,049
SOH/AGL Deduction			244,574
ASSESSED VALUE			463,475
TOTAL EXEMPTION VALUE	HX HB XM		50,000
BASE TAXABLE VALUE			413,475
TOTAL JUST VALUE			708,049
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			595,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106926	ROOF	30,298	05/27/2021
B1226668	SCRN ENCLSR	27,390	12/01/2012
E18596	ELEC OTHER	2,000	01/01/2007
M12380	MECH OTHER	0	01/01/2007
B18446	NEW CONSTR	0	12/01/2006
C18446	CO ISSUED	0	12/01/2006

SALES DATA	
OFF RECORD Number	DATE
1804/0465	7/18/2012
GRANTOR: GRIGSBY JAMES LEE	
GRANTEE: SPRINGER LOUIS J &	
1572/0317	6/17/2008
GRANTOR: AMELIA RIVER-JACKSONV	
GRANTEE: GRIGSBY JAMES LEE	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2007] W30 FOP=[YR=2007] W21 S13 E1 S7 E3 U2 R2 E6 D2 R2 E2 N4 U5 R5 N11 \$ S11 D5 L5 S4 W2 U2 L2 W6 D2 L2 W3 N7 W22 S43 E12 N4 E10 FOP=[YR=2007] S1 E10 N3 U2 L2 W7 D2 L1 S2 \$ N2 U2 R1 E7 D2 R2 S2 E8 FGR=[YR=2007] S20 E21 N14 E11 N28 W8 D3 L3 S19 W21 \$ E21 N19 U3 R3 E8 N30 \$ PTR=E30 FUS=[YR=2007] E32 S24 E3 S7 W25 D4 L4 W6 N35 \$ W30 \$.	

OTHER ADJUSTMENTS AND NOTES													
YEAR	DENSITY	DECL	FRZ	YR	CONSRV								