

LOT 57
IN OR 2146/300
GRANDE OAKS AT AMELIA REPLAT

YARBROUGH TIMOTHY W & EMILY R
96131 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0057-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

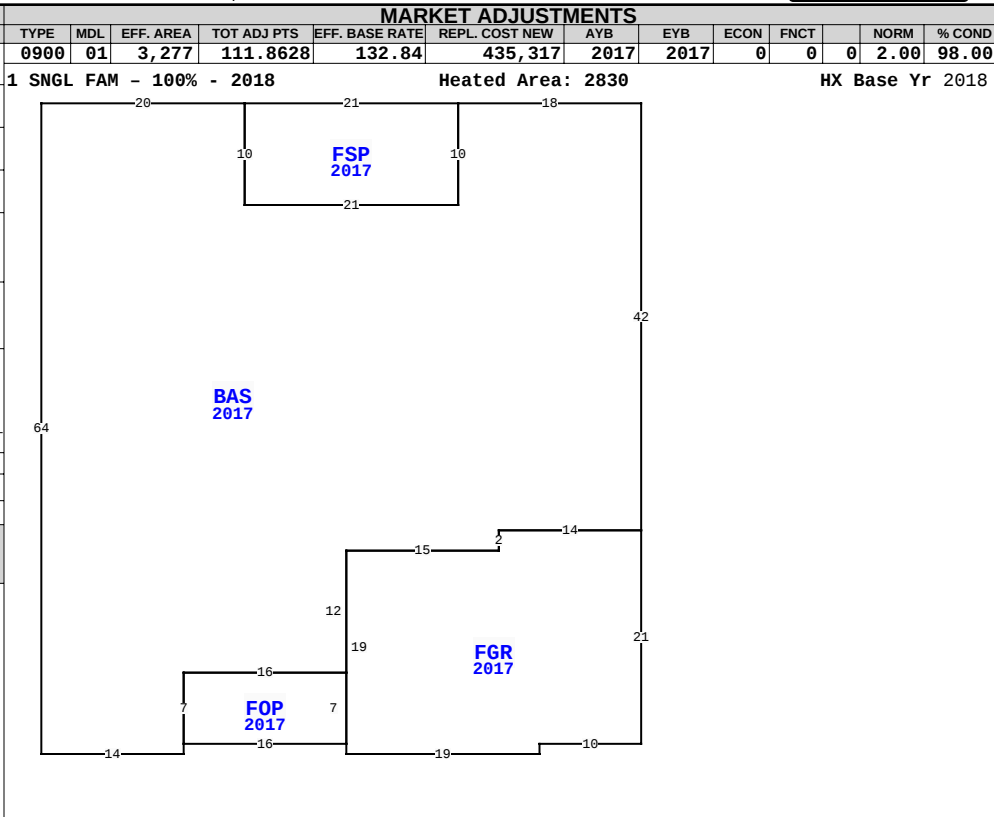
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100	2,830	368,418
FGR	598	55	329	42,830
FOP	112	30	34	4,427
FSP	210	40	84	10,936

TOTALS	3,750		3,277	426,611
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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	YEAR ON
1	0855	CONC PAVER	0 100	20	3	60.00	SF	10.00	10.00	100	2017
2	0855	CONC PAVER	0 100	41	29	1,189.00	SF	10.00	10.00	100	2017
3	0855	CONC PAVER	0 100	0	0	320.00	SF	10.00	10.00	100	2020
4	0462	ST/AL FNC	0 100	170	0	680.00	SF	10.00	10.00	100	2018
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	1.00



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

TOTAL OB/XF											
21,688											

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21,688											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		426,611	
TOTAL MARKET OB/XF VALUE		21,688	
TOTAL LAND VALUE - MARKET		93,500	
TOTAL MARKET VALUE		541,799	
SOH/AGL Deduction		198,391	
ASSESSED VALUE		343,408	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		293,408	
TOTAL JUST VALUE		541,799	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		463,544	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1700624	CO ISSUED	0	07/07/2017
1700624	NEW CONSTR	354,733	01/30/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2146/0300	9/15/2017	SW	Q	I	02
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: YARBROUGH TIMOTHY W					
2069/1626	8/30/2016	SW	U	V	37
GRANTOR: AMELIA RIVER-JACKSONV					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W18 FSP=[YR=2017] W21 S10 E21 N10\$ S10 W21 N10 W20 S64 E14 N1 FOP=[YR=2017] E16 FGR=[YR=2017] S1 E19 N1 E10 N21 W14 S2 W15 S19\$ N7 W16 S7\$ N7 E16 N12 E15 N2 E14 N42\$.											