LOT 58
IN OR 2225/1912
GRANDE OAKS AT AMELIA REPLAT

DORSETT MARK D & KIMMI L
96149 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

**2023**

**39-2N-28-0680-0058-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

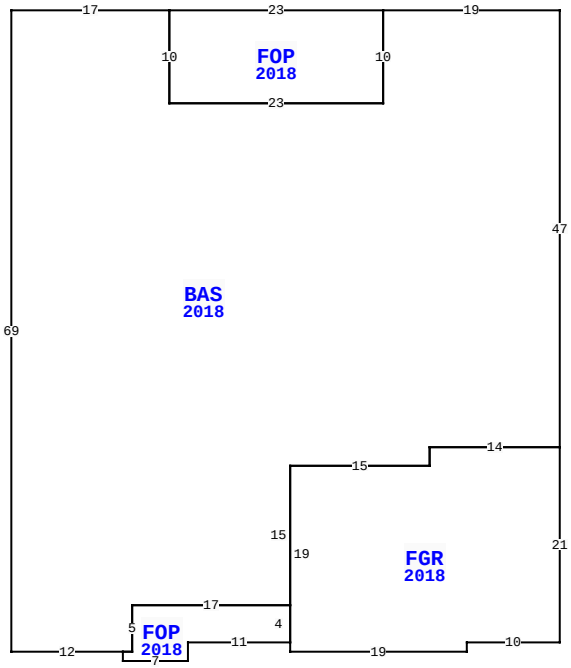
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| 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 | 3,148 | 100 | 3,148 | 409,892 |
| FGR | 598 | 55 | 329 | 42,839 |
| FOP | 81 | 30 | 24 | 3,125 |
| FOP | 230 | 30 | 69 | 8,984 |
| TOTALS | 4,057 | | 3,570 | 464,839 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,570 | 111.3210 | 132.19 | 471,918 | 2018 | 2018 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM – 100% - 2019 Heated Area: 3148 HX Base Yr 2019




96149 GRANDE OAKS LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 464,839 |
| TOTAL MARKET OB/XF VALUE | | 18,969 |
| TOTAL LAND VALUE - MARKET | | 93,500 |
| TOTAL MARKET VALUE | | 577,308 |
| SOH/AGL Deduction | | 219,120 |
| ASSESSED VALUE | | 358,188 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 308,188 |
| TOTAL JUST VALUE | | 577,308 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 493,995 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1707326 | CO ISSUED | 0 | 06/04/2018 |
| B1707326 | NEW CONSTR | 394,013 | 08/14/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2225/1912 | 9/21/2018 | SW | Q | I | 01 | 430,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: DORSETT MARK D & KI | | | | | | |
| 2104/1297 | 3/01/2017 | SW | U | V | 37 | 507,600 |
| GRANTOR: AMELIA RIVER-JACKSONV | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W19 FOP=[YR=2018] W23 S10 E23 N10$ S10 W23 N10 W17 S69 E12 FOP=[YR=2018] S1 E7 N2 E11 FGR=[YR=2018] S1 E19 N1 E10 N21 W14 S2 W15 S19$ N4 W17 S5 W1$ E1 N5 E17 N15 E15 N2 E14 N47$.

## 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 | 918.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 98 | 8,996 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 84.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 98 | 823 | |
| 3 | 0462 | ST/AL FNC | 0 | 100 | 150 | 0 | 600.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 90 | 5,400 | |
| 4 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2018 | 2018 | 3 | 95 | 285 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 350.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 3,465 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,969

| 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 | 000134 | C | SFR POND | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.10 | 85,000.00 | 93,500.00 | 93,500 | | | | | | | |

REVIEW DATE 06/18/2021 BY KWA Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 08/02/2023 BY SYS