

LOT 59  
GRANDE OAKS AT AMELIA REPLAT  
PB 7/280

GOODMAN WILLIAM M & ZAIRA M  
96167 GRANDE OAKS LANE  
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0059-0000



| 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 70   |
| Interior Floo            | 13 | LVT/LAMMT 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 5 100          |
| Bathrooms                |    | 4 100          |
| 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 |
|---------|--|----------|----|

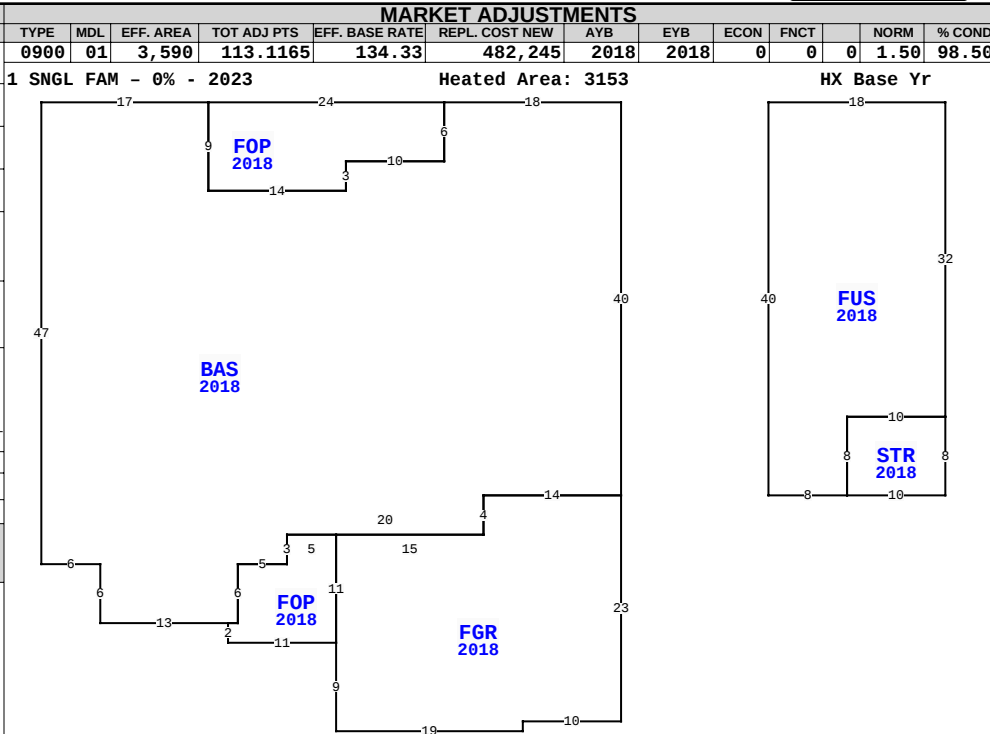
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| NEIGHBORHOOD/LOC | 4069.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,513            | 100         | 2,513        | 332,507              |
| FGR       | 626              | 55          | 344          | 45,517               |
| FOP       | 97               | 30          | 29           | 3,838                |
| FOP       | 186              | 30          | 56           | 7,409                |
| FUS       | 640              | 100         | 640          | 84,681               |
| STR       | 80               | 10          | 8            | 1,059                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 4,142 |  | 3,590 | 475,011 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |     |   |        |    |       |
|----------------|------------|-------------|-----|-----|-----|---|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L   | W | UNITS  | UT | Adj R |
| 1              | 0855       | CONC PAVER  | 0   | 0   | 0   | 0 | 936.00 | SF | 10.00 |
| 2              | 0855       | CONC PAVER  | 0   | 0   | 0   | 0 | 88.00  | SF | 10.00 |
| 3              | 0462       | ST/AL FNC   | 0   | 0   | 150 | 0 | 600.00 | SF | 10.00 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000134   | C   | SFR POND             | 0   |     |          | 0.00  | 0.00  | 1.00        |



|                                        |
|----------------------------------------|
| 96167 GRANDE OAKS LN, FERNANDINA BEACH |
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|                                        |    |       |                |           |         |             |   |        |                 |          |  |         |  |
|----------------------------------------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|----------|--|---------|--|
| 96167 GRANDE OAKS LN, FERNANDINA BEACH |    |       |                |           |         |             |   |        |                 | INC DATE |  | AG DATE |  |
| UNITS                                  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES    |  |         |  |
| 936.00                                 | SF | 10.00 | 10.00          | 100       | 2018    | 2018        | 3 | 98     | 9,173           |          |  |         |  |
| 88.00                                  | SF | 10.00 | 10.00          | 100       | 2018    | 2018        | 3 | 98     | 862             |          |  |         |  |
| 600.00                                 | SF | 10.00 | 10.00          | 100       | 2018    | 2018        | 3 | 90     | 5,400           |          |  |         |  |
|                                        |    |       |                |           |         |             |   |        |                 |          |  |         |  |
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|                                        |    |       |                |           |         |             |   |        |                 |          |  |         |  |

| TOTAL OB/XF |      |       |       |      |      |   |      |      |      |           | 15,435    |    |
|-------------|------|-------|-------|------|------|---|------|------|------|-----------|-----------|----|
| R           | LOC  | FRONT | DEPTH | TOT  | UNIT | D | DPTH | %    | TOT  | UNIT      | ADJ UNIT  | L  |
| D           | ZONE |       |       | LND  | TYPE | T | FACT | COND | ADJ  | PRICE     | PRICE     | VA |
|             |      | 0.00  | 0.00  | 1.00 | LT   |   | 1.00 | 1.00 | 1.10 | 85,000.00 | 93,500.00 |    |
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| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |
| 475,011                   |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |
| 15,435                    |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |
| 93,500                    |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |
| 583,946                   |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |
| 583,946                   |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |
| 583,946                   |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |
| 583,946                   |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |
| 489,765                   |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1812100   | CO ISSUED   | 0       | 12/11/2018 |
| B1711252   | NEW CONSTR  | 400,227 | 12/18/2017 |

| SALES DATA                   |           |              |        |        |           |               |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2562/0294                    | 5/09/2022 | WD           | Q      | I      | 01        | 705,000       |
| GRANTOR: ALTER REBECCA RAE   |           |              |        |        |           |               |
| GRANTEE: GOODMAN WILLIAM MAR |           |              |        |        |           |               |
| 2267/0865                    | 4/04/2019 | QC           | U      | I      | 11        | 100           |
| GRANTOR: ALTER STEVEN A      |           |              |        |        |           |               |
| GRANTEE: ALTER REBECCA RAE   |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2018] W18 FOP=[YR=2018] W24 S9 E14 N3 E10 N6\$ S6 W10 S3 W14 N9 W17 S47 E6 S6 E13 FOP=[YR=2018] S2 E11 FGR=[YR=2018] S9 E19 N1 E10 N23 W14 S4 W15 S11\$ N11 W5 S3 W5 S6 W1\$ E1 N6 E5 N3 E20 N4 E14 N40\$ PTR=E15 FUS=[YR=2018] E18 S32 STR=[YR=2018] S8 W10 N8 E10\$ W10 S8 W8 N40\$ W15\$. |  |  |  |  |  |  |  |  |  |