

LOT 60
IN OR 2190/1297
GRANDE OAKS AT AMELIA REPLAT

FOURNIER ANTHONY & ANGIELINIA
96183 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0060-0000



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	370,298
FGR	642	55	353	46,190
FOP	112	30	34	4,449
FOP	210	30	63	8,243

TOTALS 3,794 3,280 429,179

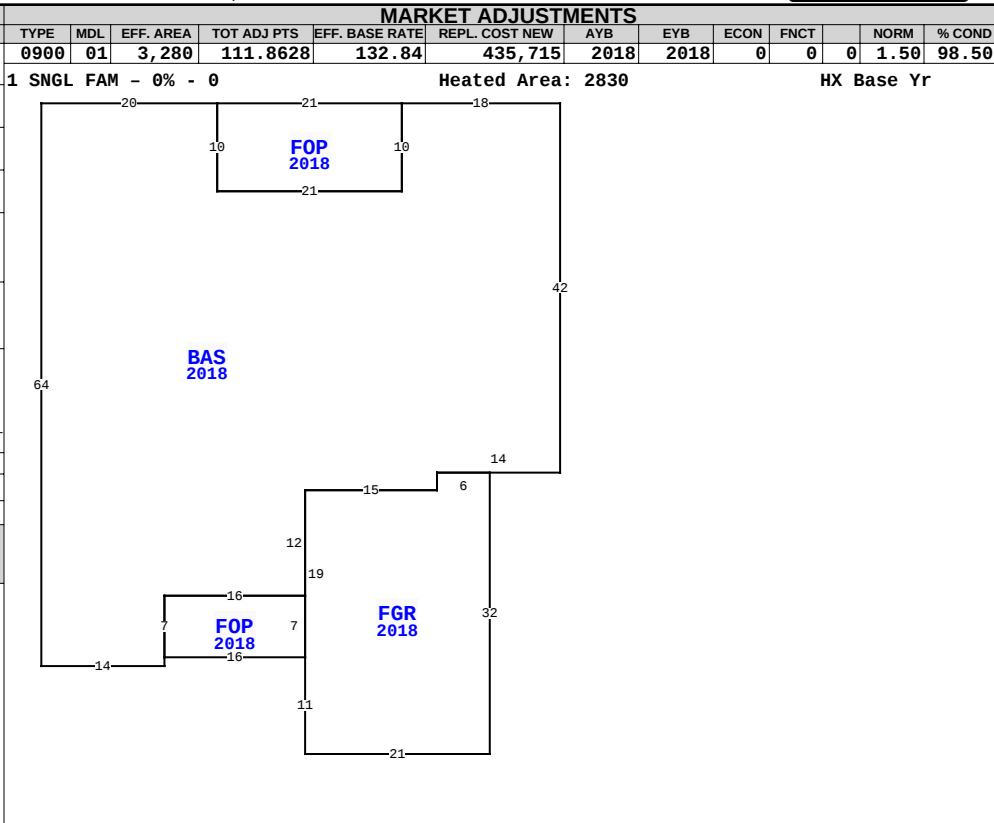
EXTRA FEATURES

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	0855	CONC PAVER	0	0	0	0	1,468.00	SF	10.00	10.00	100	2018	2018	3	98	14,386	
2	0855	CONC PAVER	0	0	0	0	152.00	SF	10.00	10.00	100	2018	2018	3	98	1,490	
3	0855	CONC PAVER	0	0	0	0	113.00	SF	7.00	7.00	100	2018	2018	3	98	775	
4	0462	ST/AL FNC	0	0	140	0	560.00	SF	10.00	10.00	100	2020	2020	3	95	5,320	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	

LAND DESCRIPTION

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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	0			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



96183 GRANDE OAKS LN, FERNANDINA BEACH

TOTAL OB/XF 22,265																
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1	000134	C	SFR POND	0			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

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		429,179
TOTAL MARKET OB/XF VALUE		22,265
TOTAL LAND VALUE - MARKET		93,500
TOTAL MARKET VALUE		544,944
SOH/AGL Deduction		112,963
ASSESSED VALUE		431,981
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		431,981
TOTAL JUST VALUE		544,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708707	CO ISSUED	0	04/16/2018
B1708707	NEW CONSTR	360,415	10/03/2017

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/1297	4/16/2018	SW	Q	I	01	397,900

GRANTOR: D R HORTON INC JACKSO

GRANTEE: FOURNIER ANTHONY D

2127/0532 6/13/2017 SW U V 37 513,900

GRANTOR: AMELIA RIVER-JACKSONV

GRANTEE: D R HORTON INC JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] W21 S10 E21 N10\$ S10 W21 N10

W20 S64 E14 N1 FOP=[YR=2018] E16 FGR=[YR=2018] S11 E21 N32 W6

S2 W15 S19\$ N7 W16 S7\$ N7 E16 N12 E15 N2 E14 N42\$.

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