

LOT 61
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

YOUNG RONALD W & LISA A
96203 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0061-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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

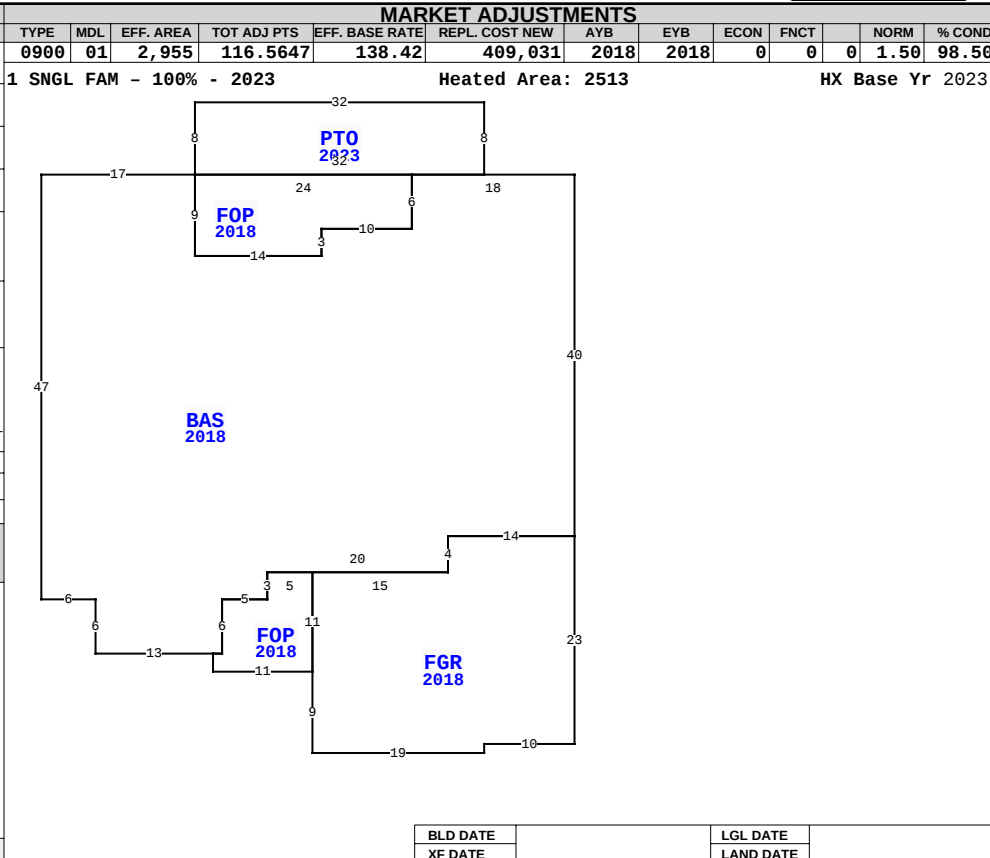
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2,513	342,631
FGR	626	55	344	46,902
FOP	97	30	29	3,954
FOP	186	30	56	7,636
PTO	256	5	13	1,772
TOTALS	3,678		2,955	402,896

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	100	0	0		1,080.00	7.00	100	2018	2018	3	98	7,409	
2	0855	CONC PAVER	0	100	0	0		74.00	7.00	100	2018	2018	3	98	508	
3	0462	ST/AL FNC	0	100	0	0		984.00	10.00	100	2018	2018	3	90	8,856	

LAND DESCRIPTION			TOTAL OB/XF 16,773													
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
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

REVIEW DATE 06/25/2018 BY DJ



96203 GRANDE OAKS LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,955	116.5647	138.42	409,031	2018	2018	0	0	1.50	98.50

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		402,896
TOTAL MARKET OB/XF VALUE		16,773
TOTAL LAND VALUE - MARKET		93,500
TOTAL MARKET VALUE		513,169
SOH/AGL Deduction		0
ASSESSED VALUE		513,169
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		463,169
TOTAL JUST VALUE		513,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004920	STORM SHUTTERS	0	06/01/2020
B1709226	CO ISSUED	0	05/17/2018
B1709226	NEW CONSTR	319,979	10/18/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2543/1552	3/03/2022	WD	Q	I	01
GRANTOR: CAMERON REBECCA C					
GRANTEE: YOUNG RONALD W & LI					
2465/1969	5/28/2021	WD	Q	I	01
GRANTOR: PERRY AUGUSTUS & CONS					
GRANTEE: CAMERON REBECCA C					

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=2018;ORIG=0,0] W18 S6 W10 S3 W14 N9 W17 S47 E6 S6 E13 E1 N6 E5 N3 E20 N4 E14 N40 \$																
FGR=[YR=2018;ORIG=-29,55] S9 E19 N1 E10 N23 W14 S4 W15 S11 \$																
FOP=[YR=2018;ORIG=-18,0] W24 S9 E14 N3 E10 N6 \$																
FOP=[YR=2018;ORIG=-40,53] S2 E11 N11 W5 S3 W5 S6 W1 \$																
PTO=[YR=2023;ORIG=-42,0] E32 N8 W32 S8 \$																

Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 08/02/2023 BY SYS