

LOT 65
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

SNYDER G DEAN & DEBORAH L REVOC TRUST/SNYDER G DEA
96311 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0065-0000



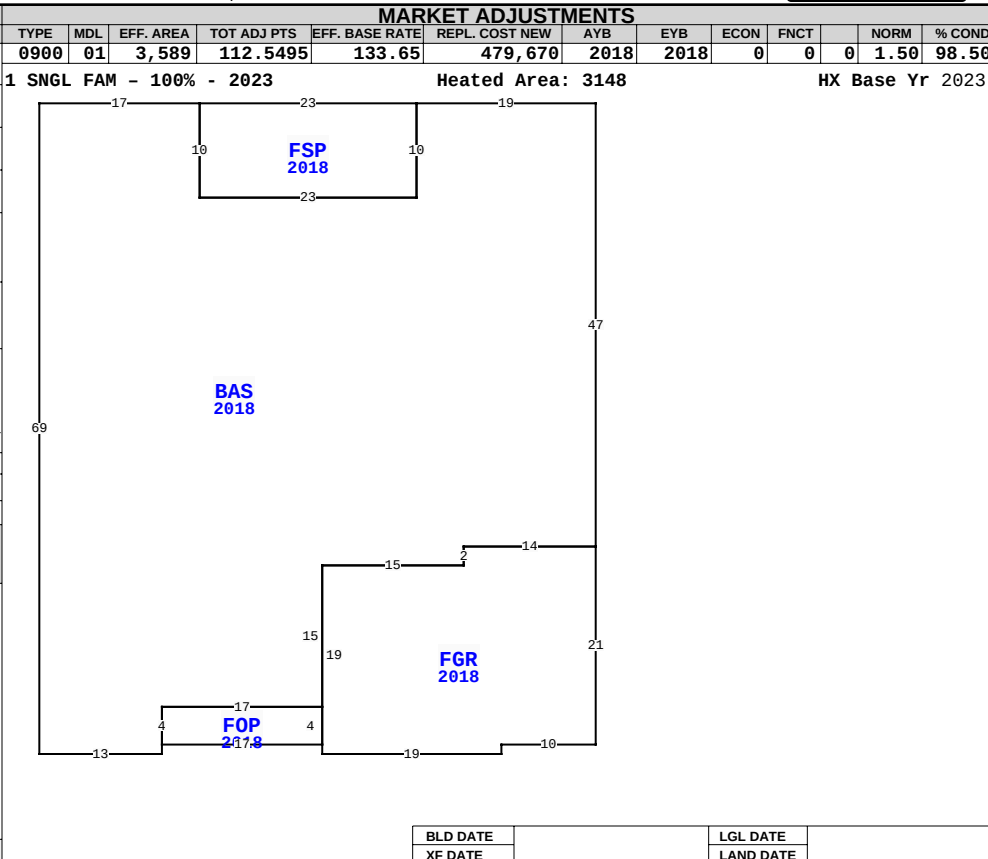
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	414,419
FGR	598	55	329	43,311
FOP	68	30	20	2,633
FSP	230	40	92	12,112
TOTALS	4,044		3,589	472,475

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	0	0	1,048.00	SF	10.00	10.00	100	2018
2	0855	CONC PAVER	0 100	0	0	84.00	SF	10.00	10.00	100	2018
3	0462	ST/AL FNC	0 100	0	0	528.00	SF	10.00	10.00	100	2018
4	0600	SUMMER KIT	1 100	0	0	1.00	UT	5,000.00	5,000.00	100	2023

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



TOTAL OB/XF											
20,845											

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20,845											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						472,475					
TOTAL MARKET OB/XF VALUE						20,845					
TOTAL LAND VALUE - MARKET						93,500					
TOTAL MARKET VALUE						586,820					
SOH/AGL Deduction						38,378					
ASSESSED VALUE						548,442					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						498,442					
TOTAL JUST VALUE						586,820					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						489,972					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230005580	COMP SCR 23X8	6,116	04/28/2023
C1708229	CO ISSUED	0	06/26/2018
B1708229	NEW CONSTR	393,652	09/18/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2563/0588	5/16/2022	WD	Q	I	01	775,000	
GRANTOR: JACKSON LEIGH A & MIC							
GRANTEE: SNYDER G DEAN & DEB							
2206/1084	6/26/2018	SW	Q	I	01	425,100	
GRANTOR: D R HORTON INC JACKSO							
GRANTEE: JACKSON LEIGH A & M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W19 FSP=[YR=2018] W23 S10 E23 N10\$ S10 W23 N10 W17 S69 E13 N1 FOP=[YR=2018] E17 FGR=[YR=2018] S1 E19 N1 E10 N21 W14 S2 W15 S19\$ N4 W17 S4\$ N4 E17 N15 E15 N2 E14 N47\$.											