

LOT 66
IN OR 2190/419
GRANDE OAKS AT AMELIA REPLAT

HEMPSTEAD DALLAS & JACQUELINE D
96333 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0066-0000



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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

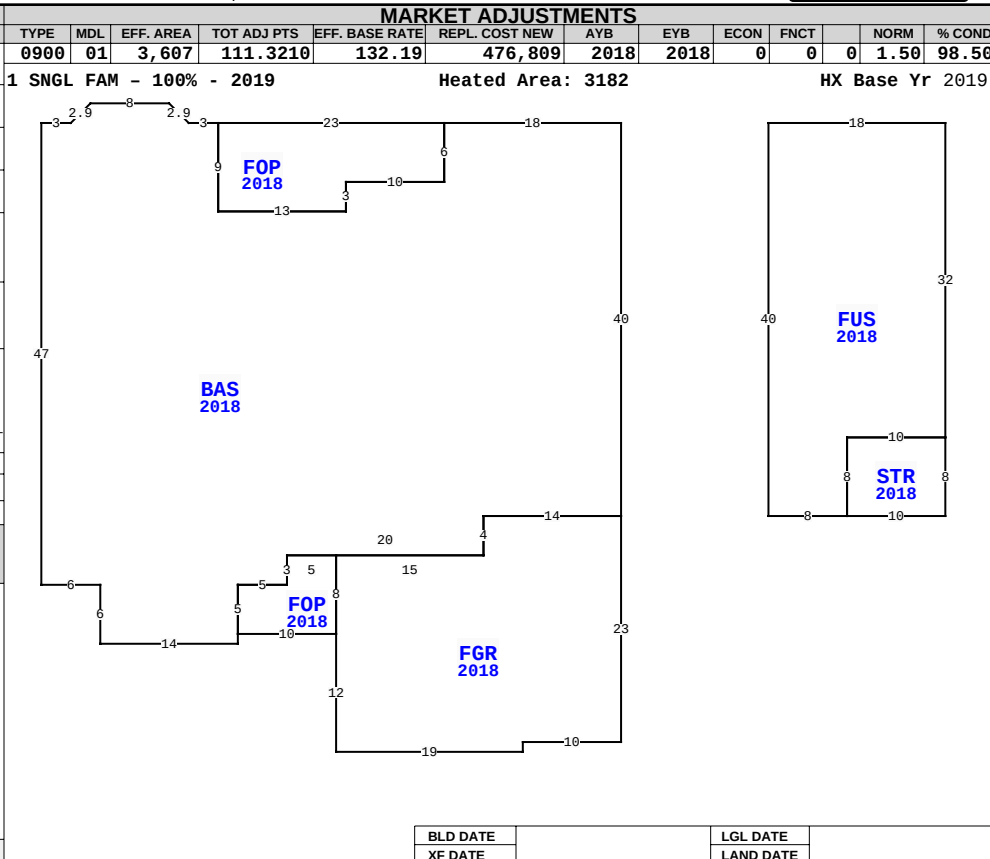
NEIGHBORHOOD/LOC 4069.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,542	100	2,542	330,987
FGR	626	55	344	44,791
FOP	65	30	20	2,604
FOP	177	30	53	6,901
FUS	640	100	640	83,333
STR	80	10	8	1,042

TOTALS	4,130		3,607	469,657
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,148.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	69.00	SF	7.00	7.00
3	0462	ST/AL FNC	0 100	160	0	640.00	SF	10.00	10.00
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00
5	0855	CONC PAVER	0 100	0	0	425.00	SF	10.00	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	100			0.00	0.00	1.00

REVIEW DATE 06/18/2021 BY KWA



TOTAL OB/XF									
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TOTAL OB/XF									
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1	000134	C	SFR POND	100			0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					469,657				
TOTAL MARKET OB/XF VALUE					18,558				
TOTAL LAND VALUE - MARKET					93,500				
TOTAL MARKET VALUE					581,715				
SOH/AGL Deduction					214,953				
ASSESSED VALUE					366,762				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					316,762				
TOTAL JUST VALUE					581,715				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					497,743				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705432	CO ISSUED	0	04/12/2018
B1705432	NEW CONSTR	393,898	06/19/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2190/0419	4/13/2018	SW	Q	I	02	421,400	
GRANTOR: D R HORTON INC JACKSO							
GRANTEE: HEMPSTEAD DALLAS &							
2086/1557	11/29/2016	SW	U	V	37	502,300	
GRANTOR: AMELIA RIVER-JACKSONV							
GRANTEE: D R HORTON INC JACK							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2018] W18 FOP=[YR=2018] W23 S9 E13 N3 E10 N6\$ S6 W10 S3 W13 N9 W3 U2 L2 W8 D2 L2 W3 S47 E6 S6 E14 N1 FOP=[YR=2018] E10 FGR=[YR=2018] S12 E19 N1 E10 N23 W14 S4 W15 S8\$ N8 W5 S3 W5 S5\$ N5 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\$.									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00

Market: 0 Agricultural: 0 Common: 93,500

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