LOT 71
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

SMITH GREGORY C & GLORIA I L/E/
96423 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0071-0000

BUILDING CHARACTERISTICS

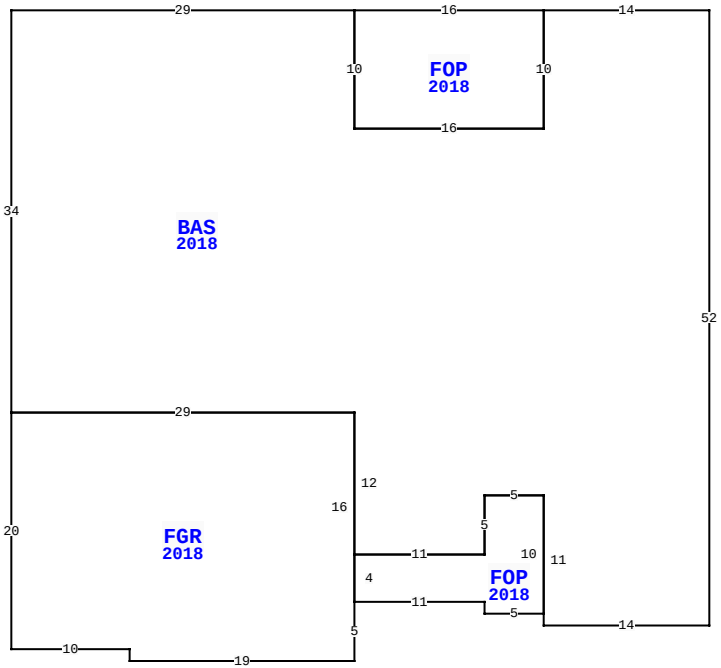
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,265	100	2,265	306,587
FGR	599	55	329	44,533
FOP	94	30	28	3,790
FOP	160	30	48	6,497
TOTALS	3,118		2,670	361,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,670	115.7184	137.42	366,911	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 2265 HX Base Yr 2019



96423 GRANDE OAKS LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,407
TOTAL MARKET OB/XF VALUE		86,195
TOTAL LAND VALUE - MARKET		93,500
TOTAL MARKET VALUE		541,102
SOH/AGL Deduction		168,584
ASSESSED VALUE		372,518
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		322,518
TOTAL JUST VALUE		541,102
NCON VALUE		66,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001038	SWIM POOL	78,587	01/19/2022
B1708710	CO ISSUED	0	05/30/2018
B1708710	NEW CONSTR	291,812	10/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/1270	5/27/2021	LE	U	I	11	100
GRANTOR: SMITH GREGORY C & GLO						
GRANTEE: SMITH ZACHARY CLINT						
2200/0035	5/30/2018	SW	Q	I	01	360,400
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: SMITH GREGORY C & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] W16 S10 E16 N10$ S10 W16 N10 W29 S34 FGR=[YR=2018] S20 E10 S1 E19 N5 FOP=[YR=2018] E11 S1 E5 N10 W5 S5 W11 S4$ N16 W29$ E29 S12 E11 N5 E5 S11 E14 N52$.

EXTRA FEATURES

LN	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	1,053.00	SF	10.00	10.00	100	2018	2018	3	98	10,319	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	10.00	10.00	100	2018	2018	3	98	588	
3	0462	ST/AL FNC	0	100	0	0	1,032.00	SF	10.00	10.00	100	2018	2018	3	90	9,288	
4	0861	POOL GUNIT	0	100	0	0	656.00	SF	85.00	85.00	100	2022	2022	3	100	55,760	
5	0855	CONC PAVER	0	100	0	0	1,024.00	SF	10.00	10.00	100	2022	2022	3	100	10,240	

LAND DESCRIPTION

TOTAL OB/XF 86,195

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100			0.00	0.00	1.00	LT		1.00	1.00	1.10	85,000.00	93,500.00	93,500							

REVIEW DATE 06/28/2022 BY KW Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 08/02/2023 BY SYS