

LOT 72
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

TRUONG VAN ANH/SERMADEVI YEGNASWAMY
96483 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0072-0000



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 90
Interior Floor	14	CARPET 10
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

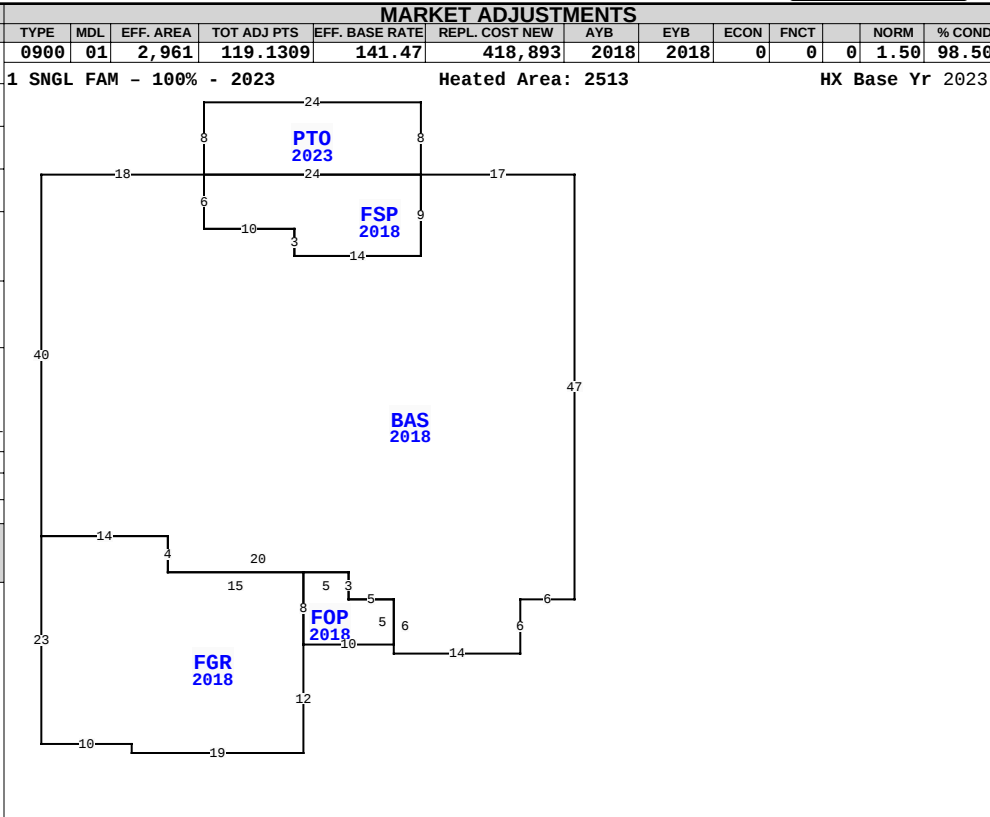
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2,513	350,181
FGR	626	55	344	47,936
FOP	65	30	20	2,787
FSP	186	40	74	10,312
PTO	192	5	10	1,394

TOTALS	3,582		2,961	412,610
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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	1,080.00	SF	7.00	7.00	100	2018
2	0855	CONC PAVER	0	100	0	108.00	SF	7.00	7.00	100	2018
3	0462	ST/AL FNC	0	100	0	744.00	SF	10.00	10.00	100	2018

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	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



96483 GRANDE OAKS LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
14,846											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						412,610					
TOTAL MARKET OB/XF VALUE						14,846					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						512,456					
SOH/AGL Deduction						0					
ASSESSED VALUE						512,456					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						462,456					
TOTAL JUST VALUE						512,456					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						423,121					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230004793	POOL SCR N ENCL	12,480	04/13/2023
23001791	SWIM POOL	112,000	02/09/2023
C1709588	CO ISSUED	0	06/28/2018
B1709588	NEW CONSTR	319,979	10/30/2017

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	W I	RSN CD	SALE PRICE				
2575/0795	6/30/2022	WD	Q	I	I	01	720,000				
GRANTOR: SHRECK GARY & LAURA											
GRANTEE: TRUONG VAN ANH & YE											
2373/1112	7/01/2020	WD	Q	I	I	02	395,000				
GRANTOR: KING JAMES M JR & KIM											
GRANTEE: SHRECK GARY & LAURA											

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2018;ORIG=0,0] W17 S9 W14 N3 W10 N6 W18 S40 E14 S4 E20 S3 E5 S6 E14 N6 E6 N47 \$											
FGR=[YR=2018;ORIG=-59,40] S23 E10 S1 E19 N12 N8 W15 N4 W14 \$											
FSP=[YR=2018;ORIG=-17,0] W24 S6 E10 S3 E14 N9 \$											
FOP=[YR=2018;ORIG=-30,52] E10 N5 W5 N3 W5 S8 \$											
PTO=[YR=2023;ORIG=-41,0] E24 N8 W24 S8 \$											