

LOT 73
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

CORBISIERO SARA H
96499 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0073-0000



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		

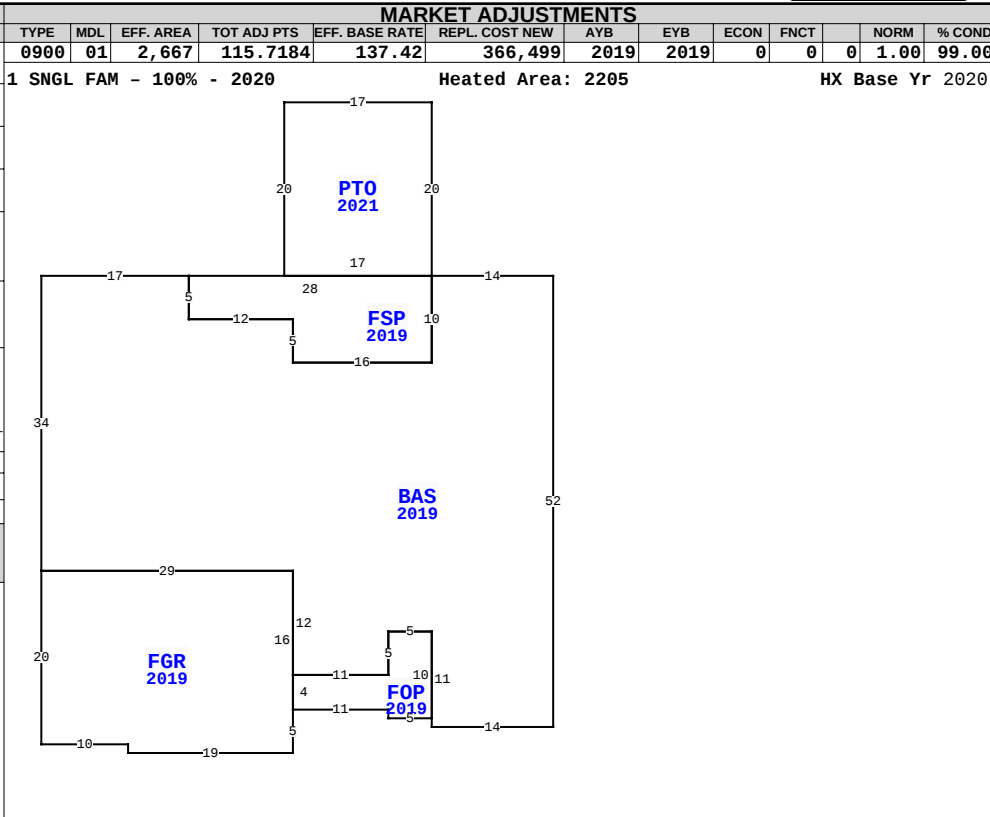
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,205	100	2,205	299,981
FGR	599	55	329	44,759
FOP	94	30	28	3,810
FSP	220	40	88	11,972
PTO	340	5	17	2,313

TOTALS	3,458		2,667	362,834
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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	20	3	60.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	1,148.00	SF	10.00	10.00	100	2019
3	0911	SCRN RM A	0 100	17	20	340.00	SF	17.50	17.50	100	2021
4	0855	CONC PAVER	0 100	0	0	137.00	SF	10.00	10.00	100	2021

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

REVIEW DATE 08/16/2021 BY NW



96499 GRANDE OAKS LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	20	3	60.00	SF	10.00	10.00	100	2019	2019	3	99	594	
2	0855	CONC PAVER	0 100	0	0	1,148.00	SF	10.00	10.00	100	2019	2019	3	99	11,365	
3	0911	SCRN RM A	0 100	17	20	340.00	SF	17.50	17.50	100	2021	2021	3	97	5,772	
4	0855	CONC PAVER	0 100	0	0	137.00	SF	10.00	10.00	100	2021	2021	3	100	1,370	

TOTAL OB/XF											
19,101											

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										362,834	
TOTAL MARKET OB/XF VALUE										19,101	
TOTAL LAND VALUE - MARKET										93,500	
TOTAL MARKET VALUE										475,435	
SOH/AGL Deduction										185,000	
ASSESSED VALUE										290,435	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										240,435	
TOTAL JUST VALUE										475,435	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										408,935	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2011224	SCRN ENCLSR	8,211	11/17/2020
C1802221	CO ISSUED	0	02/05/2019
B1802221	NEW CONSTR	292,311	03/02/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2272/1242	5/03/2019	SW	Q	I	01	377,000	
GRANTOR: D R HORTON INC JACKSO							
GRANTEE: CORBISIERO SARA H							
2145/0965	9/07/2017	SW	U	V	37	478,800	
GRANTOR: AMELIA RIVER-JACKSONV							
GRANTEE: D R HORTON INC JACK							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W14 PTO=[YR=2021] N20 W17 S20 E17\$ FSP=[YR=2019] W28 S5 E12 S5 E16 N10\$ S10 W16 N5 W12N5 W17 S34 FGR=[YR=2019] S20 E10 S1E19 N5 FOP=[YR=2019] E11 S1 E5 N10 W5 S5 W11 S4\$ N16 W29\$ E29 S12E11 N5 E5 S11 E14 N52\$.											