

LOT 74
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

SINGLER JOHN M/MANNING STACEY A
96529 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0074-0000



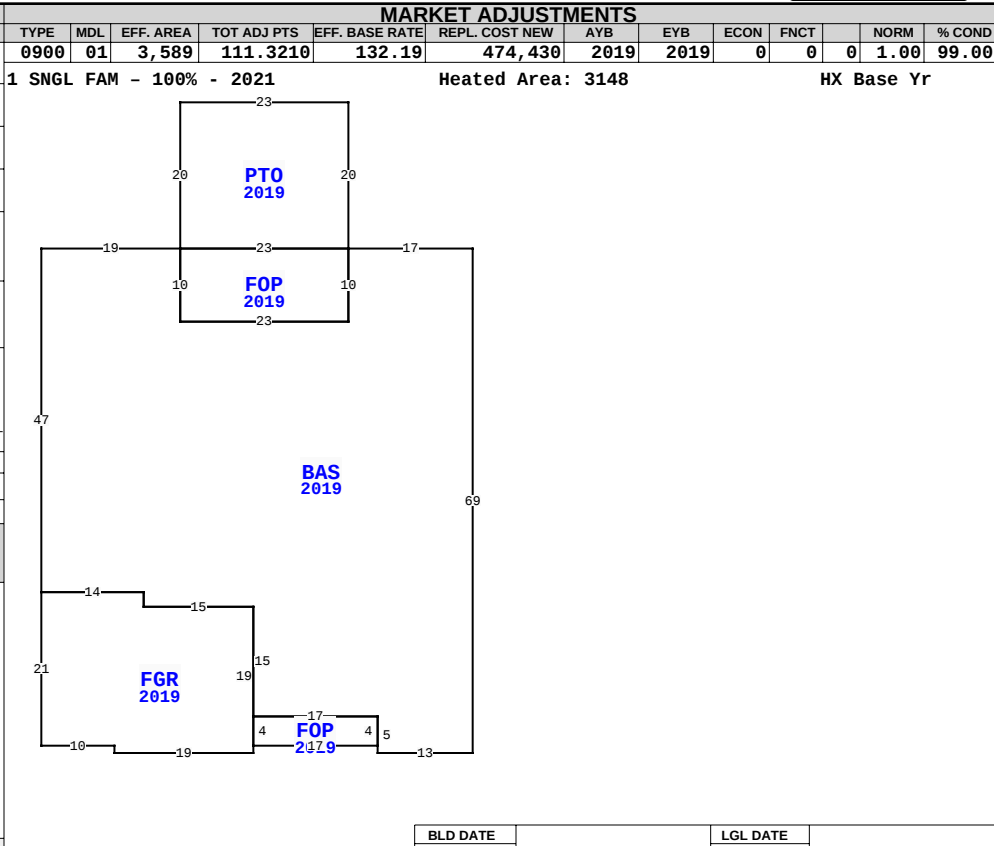
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	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	411,973
FGR	598	55	329	43,056
FOP	68	30	20	2,618
FOP	230	30	69	9,030
PTO	460	5	23	3,010
TOTALS	4,504		3,589	469,686

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	22	3	66.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	1,428.00	SF	10.00	10.00	100	2019
3	0462	ST/AL FNC	0 100	258	0	1,032.00	SF	10.00	10.00	100	2019
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019
5	0911	SCRN RM A	0 100	23	20	460.00	SF	17.50	17.50	100	2019
6	0855	CONC PAVER	0 100	4	4	16.00	SF	10.00	10.00	100	2019
7	0855	CONC PAVER	0 100	4	4	16.00	SF	10.00	10.00	100	2019

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											
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	22	3	66.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	1,428.00	SF	10.00	10.00	100	2019
3	0462	ST/AL FNC	0 100	258	0	1,032.00	SF	10.00	10.00	100	2019
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019
5	0911	SCRN RM A	0 100	23	20	460.00	SF	17.50	17.50	100	2019
6	0855	CONC PAVER	0 100	4	4	16.00	SF	10.00	10.00	100	2019
7	0855	CONC PAVER	0 100	4	4	16.00	SF	10.00	10.00	100	2019

TOTAL OB/XF											
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

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										469,686	
TOTAL MARKET OB/XF VALUE										32,237	
TOTAL LAND VALUE - MARKET										93,500	
TOTAL MARKET VALUE										595,423	
SOH/AGL Deduction										0	
ASSESSED VALUE										595,423	
TOTAL EXEMPTION VALUE										13	595,423
BASE TAXABLE VALUE										0	
TOTAL JUST VALUE										595,423	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										505,394	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005166	SCRN ENCL	19,000	05/16/2019
C1802219	CO ISSUED	0	02/14/2019
B1802219	NEW CONSTR	401,543	03/02/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2262/0141	3/15/2019	SW	Q	I	02	418,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: MANNING STACEY A &						
2145/0965	9/07/2017	SW	U	V	37	478,800
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2019] W17 PTO=[YR=2019] N20 W23 S20 FOP=[YR=2019] S10 E23 N10W23\$ E23\$ S10 W23 N10 W19 S47 FGR=[YR=2019] S21 E10 S1 E19 N1 FOP=[YR=2019] E17 N4 W17 S4\$ N19 W15 N2 W14\$ E14 S2 E15 S15 E17 S5 E13 N69\$.											