

LOT 80
IN OR 2227/1556
GRANDE OAKS AT AMELIA REPLAT

CARSTENS DEAN
96647 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0080-0000



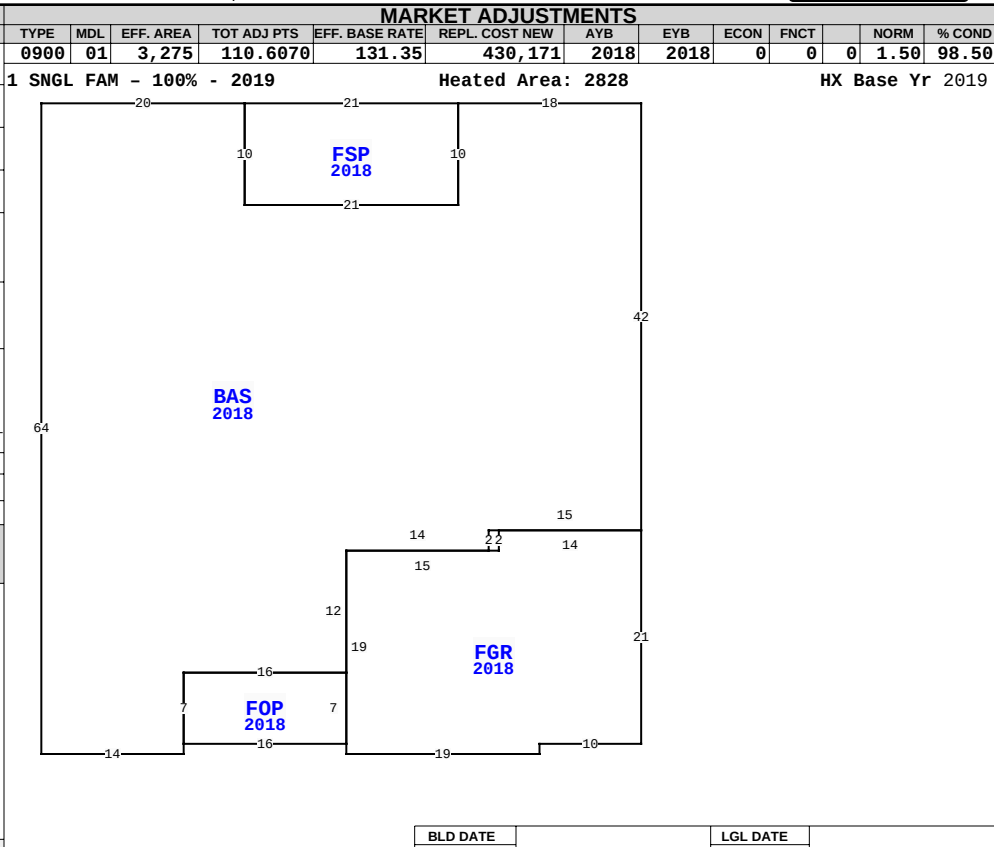
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,828	100	2,828	365,886
FGR	598	55	329	42,566
FOP	112	30	34	4,399
FSP	210	40	84	10,868
TOTALS	3,748		3,275	423,718

TOTALS		3,148	3,275		423,118		
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0855	CONC PAVER	0	100	0	0	
2	0855	CONC PAVER	0	100	0	0	
3	0462	ST/AL FNC	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R
1	000134	C	SFR POND	100	
REVIEW DATE		10/11/2018		BY	DJ



96647 GRANDE OAKS LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													PAGE 1 of 1 4
VALUATION BY													STANDARD
Tax Group: 4													
Tax Dist:													
BUILDING MARKET VALUE													423,718
TOTAL MARKET OB/XF VALUE													19,166
TOTAL LAND VALUE - MARKET													93,500
TOTAL MARKET VALUE													536,384
SOH/AGL Deduction													189,675
ASSESSED VALUE													346,709
TOTAL EXEMPTION VALUE													50,000
BASE TAXABLE VALUE													296,709
TOTAL JUST VALUE													536,384
NCON VALUE													0
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													459,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C180680	CO ISSUED	0	09/26/2018
B1800680	NEW CONSTR	365,680	01/22/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2227/1556	9/28/2018	SW	Q	I	01	423,000	
GRANTOR: D R HORTON INC JACKSO							
GRANTEE: CARSTENS DEAN							
2127/0532	6/13/2017	SW	U	V	37	513,900	
GRANTOR: AMELIA RIVER-JACKSONV							
GRANTEE: D R HORTON INC JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W18 FSP=[YR=2018] W21 S10 E21 N10\$ S10 W21 N10 W20 S64 E14 N1 FOP=[YR=2018] E16 FGR=[YR=2018] S1 E19 N1 E10 N21 W14 S2 W15 S19\$ N7 W16 S7\$ N7 E16 N12 E14 N2 E15 N42\$.									