

LOT 3
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

WARD CHARLES W & BARBARA A
96067 OAK CANOPY LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

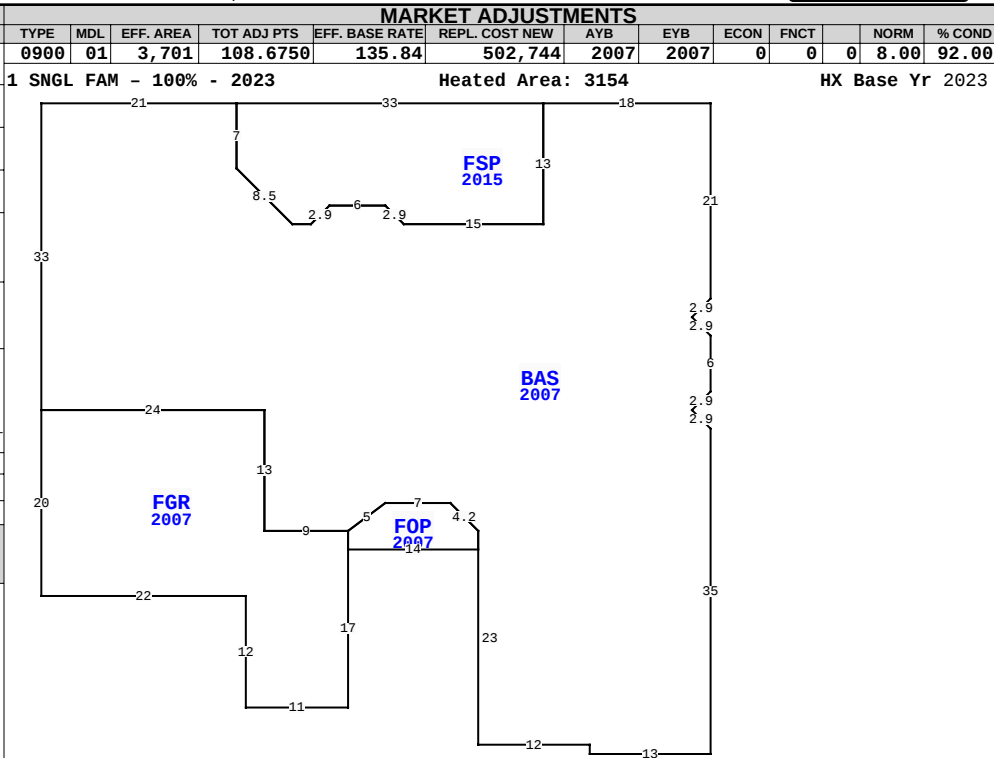
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,154	100	3,154	394,164
FGR	675	55	371	46,365
FOP	60	30	18	2,249
FSP	395	40	158	19,746

TOTALS	4,284		3,701	462,524
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0	100	0	1,721.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	



96067 OAK CANOPY LN, FERNANDINA BEACH

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

TOTAL OB/XF										15,145		
R	LOC			TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ	LA
D	ZONE	FRONT	DEPTH	LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL
	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
462,524									
TOTAL MARKET OB/XF VALUE									
15,145									
TOTAL LAND VALUE - MARKET									
85,000									
TOTAL MARKET VALUE									
562,669									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
562,669									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
512,669									
TOTAL JUST VALUE									
562,669									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
605,237									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006030	REPAIR/RRF	0	07/29/2020
B0618017	NEW CONSTR	0	11/01/2006
C18017	CO ISSUED	0	11/01/2006
M12260	MECH OTHER	0	11/01/2006
P11538	OTHER	0	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/1400	5/25/2022	WD	Q	I	01	700,000
GRANTOR: KILBURN JOSEPH O & AM						
GRANTEE: WARD CHARLES W & BA						
1574/0516	6/27/2008	WD	U	I	05	243,500
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: KULBURN JOSEPH O						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2007] W18 FSP=[YR=2015] W33 S7 D6 R6 E2 R2 U2 E6 D2 R2 E15 N13\$ S13 W15 L2 U2 W6 D2 L2 W2 L6 U6 N7 W21 S33 FGR=[YR=2007] S20 E22 S12 E11 N17 FOP=[YR=2007] E14 N2 U3 L3 W7 L4 D3 S2\$ N2 W9 N13 W24\$ E24 S13 E9 U3 R4 E7 R3 D3 S23 E12 S1 E13 N35 L2 U2 U2 R2 N6 L2 U2 U2 R2 N21\$.									