

**MAHLER ERIC & SARAH J**  
96142 GRANDE OAKS LN  
FERNANDINA BEACH, FL 32034

**39-2N-28-0680-0012-0000**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall  
Roof Structur

0331HARDIE BRD 100  
GABLE/HIP 100

Roof Cover  
Interior Wall

0503COMP SHNGL 100  
DRYWALL 100

Interior Floo  
Interior Floo

1105CLAY TILE 60  
CARPET 40

Air Condition  
Heating Type

1404CENTRAL 100  
AIR DUCTED 100

Bedrooms  
Bathrooms  
Frame

02044 100  
3 100  
WOOD FRAME 100

Stories  
Units  
Occupancy

001.0 100  
0 100  
NONE 100

Quality

0404Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4069.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,6821002,682370,704  
FGR6215534247,271  
FOP10830324,423  
FOP245307410,228

TOTALS

3,6563,130432,626

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER0100001,160.00SF10.0010.001002018201839711,252

20855CONC PAVER010000236.00SF10.0010.00100201820183972,289

30855CONC PAVER010000216.00SF10.0010.00100201920193982,117

40911SCRN RM A01002636936.00SF17.5017.501002019201938614,087

50861POOL GUNIT01003015450.00SF85.0085.001002019201939034,425

60855CONC PAVER010000486.00SF10.0010.00100201920193984,763

70462ST/AL FNC01001800720.00SF10.0010.00100201920193906,480

80463FENCE GATE0100002.00UT300.00300.0010020192019395570

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,130112.8288141.04441,45520182018002.0098.00

1 SNGL FAM - 100% - 2019Heated Area: 2682HX Base Yr 2019

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE432,626  
TOTAL MARKET OB/XF VALUE75,983  
TOTAL LAND VALUE - MARKET85,000  
TOTAL MARKET VALUE593,609  
SOH/AGL Deduction205,376  
ASSESSED VALUE388,233  
TOTAL EXEMPTION VALUEHX HB50,000  
BASE TAXABLE VALUE338,233  
TOTAL JUST VALUE593,609  
NCON VALUE0  
INCOME VALUE  
PREVIOUS YEAR MKT VALUE576,284

PERMIT NUMDESCRIPTIONAMTISSUED

B1807608SCRN ENCLSRE25,33410/01/2018

B1809191SWIM POOL48,00009/10/2018

B1708228CO ISSUED005/29/2018

B1708228NEW CONSTR342,12109/18/2017

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSNSALE PRICE

2200/04365/30/2018SWQI02384,000

GRANTOR:D R HORTON INC JACKSO

GRANTEE:MAHLER ERIC & SARAH

2086/155711/29/2016SWUV37502,300

GRANTOR:AMELIA RIVER-JACKSONV

GRANTEE:D R HORTON INC JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 FOP=[YR=2018] W25 S12 E14 N5 E11 N7\$ S7 W11 S5 W14 N12 W15 S63 E14 N2 FOP=[YR=2018] E6 N1 E11  
FGR=[YR=2018] S11 E20 N30 W13 N3 W7 S22\$ N6 W17 S7\$ N7 E17 N16 E7 S3 E21 N41\$.

LAND DESCRIPTION

TOTAL OB/XF75,983

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-10.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE06/18/2021BYKWA

Total Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 08/06/2024 BY SYS