

LOT 14
IN OR 2117/1048
GRANDE OAKS AT AMELIA REPLAT

ANDERTON WILLIAM H & JUNE M
96174 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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	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

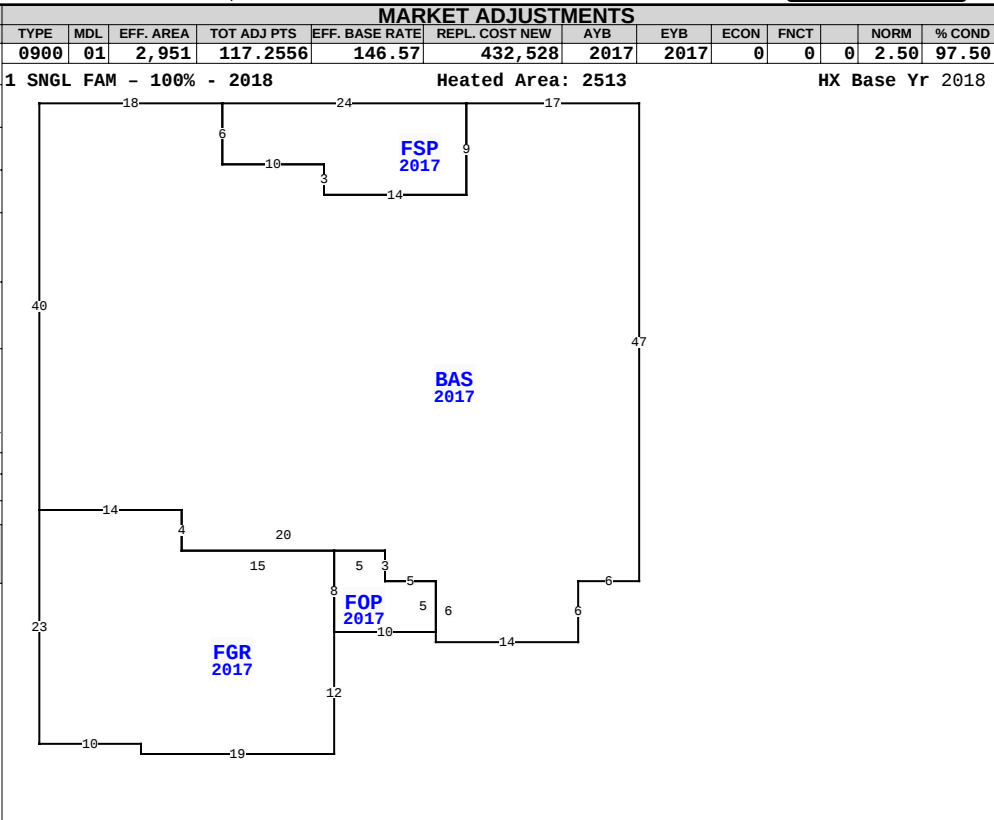
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2,513	359,122
FGR	626	55	344	49,160
FOP	65	30	20	2,858
FSP	186	40	74	10,575

TOTALS 3,390 2,951 421,715

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0855	CONC PAVER	0 100	0	0	1,120.00	SF	10.00	
3	0855	CONC PAVER	0 100	0	0	81.00	SF	10.00	
4	0855	CONC PAVER	0 100	0	0	375.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 06/18/2021 BY KWA



96174 GRANDE OAKS LN, FERNANDINA BEACH

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,000.00	100	2017	2017	3	98	1,960	
10.00	100	2017	2017	3	97	10,864	
10.00	100	2017	2017	3	97	786	
10.00	100	2018	2018	3	97	3,638	

TOTAL OB/XF									
17,248									

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	421,715		
TOTAL MARKET OB/XF VALUE	17,248		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	523,963		
SOH/AGL Deduction	190,253		
ASSESSED VALUE	333,710		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	283,710		
TOTAL JUST VALUE	523,963		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	504,964		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633563	CO ISSUED	0	04/28/2017
B1633563	NEW CONSTR	316,311	12/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2117/1048	4/28/2017	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					SALE PRICE
GRANTEE: ANDERTON WILLIAM H					357,100
2069/1626	8/30/2016	SW	U	V	37
GRANTOR: AMELIA RIVER-JACKSONV					354,400
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=2017] W17 FSP=[YR=2017] W24 S6 E10 S3 E14 N9\$ S9 W14 N3 W10 N6 W18 S40 FGR=[YR=2017] S23 E10 S1 E19 N12 FOP=[YR=2017] E10 N5 W5 N3 W5 S8 \$ N8 W15 N4 W14\$ E14 S4 E20 S3 E5 S6 E14 N6 E6 N47\$.

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