LOT 16
IN OR 2194/1755
GRANDE OAKS AT AMELIA REPLAT

MALDONADO JOSE R & PRISCILLA G
96212 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0016-0000

NASSAU COUNTY PROPERTY

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

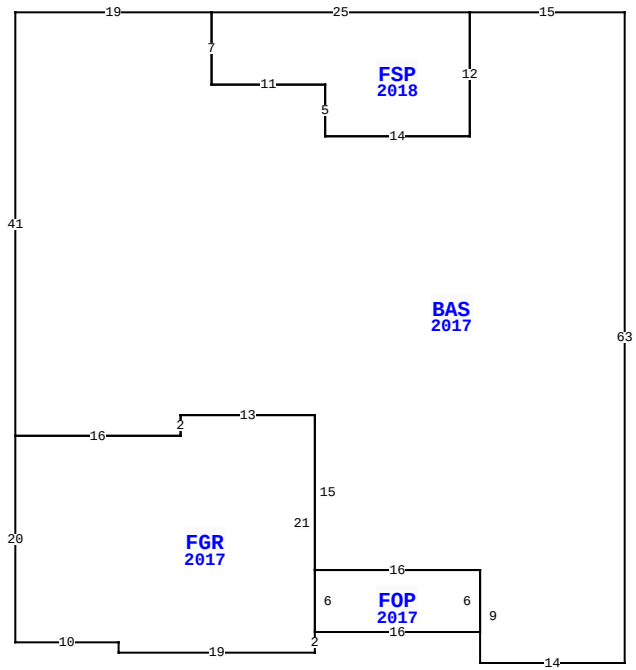
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,664	100	2,664	372,597
FGR	625	55	344	48,113
FOP	96	30	29	4,056
FSP	245	40	98	13,707
TOTALS	3,630		3,135	438,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,135	114.7608	143.45	449,716	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 2664 HX Base Yr 2019



96212 GRANDE OAKS LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		438,473
TOTAL MARKET OB/XF VALUE		7,191
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		530,664
SOH/AGL Deduction		189,990
ASSESSED VALUE		340,674
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		290,674
TOTAL JUST VALUE		530,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804091	SCRN FOP	966	05/01/2018
B1705435	CO ISSUED	0	04/16/2018
B1705435	NEW CONSTR	341,579	06/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/1755	5/04/2018	SW	Q	I	01	359,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MALDONADO JOSE R &						
2104/1297	3/01/2017	SW	U	V	37	507,600
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FSP=[YR=2018] W25 S7 E11 S5 E14 N12$ S12 W14 N5 W11 N7 W19 S41 FGR=[YR=2017] S20 E10 S1 E19 N2 FOP=[YR=2017] E16 N6 W16 S6$ N21 W13 S2 W16$ E16 N2 E13 S15 E16 S9 E14 N63$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	996.00	SF	7.00	7.00	100	2017	2017	3	97	6,763	
2	0855	CONC PAVER	0	100	0	0	63.00	SF	7.00	7.00	100	2017	2017	3	97	428	

LAND DESCRIPTION

TOTAL OB/XF 7,191

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS