

LOT 19
IN OR 2244/309
GRANDE OAKS AT AMELIA REPLAT

MCMULLIN SHELTON & SUZANNE
96246 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0019-0000



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

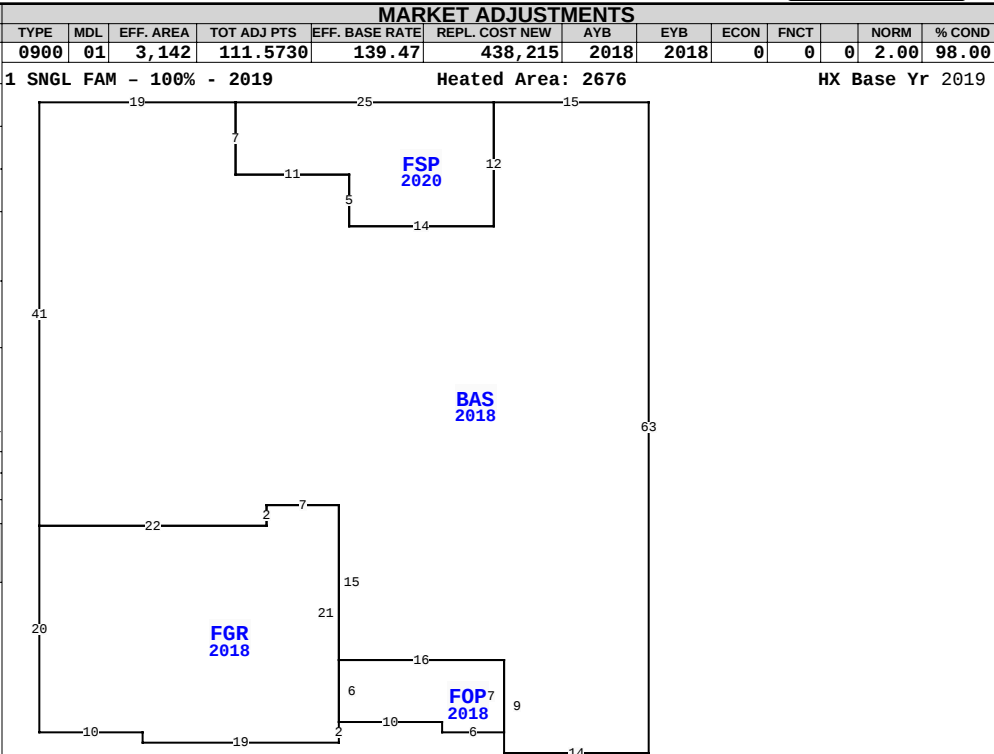
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4069.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,676	100	2,676	365,758
FGR	613	55	337	46,061
FOP	102	30	31	4,238
FSP	245	40	98	13,395

TOTALS	3,636		3,142	429,451
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	983.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	72.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	0	0	750.00	SF	10.00	10.00



96246 GRANDE OAKS LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	983.00	SF	10.00	10.00	100	2018	2018	3	97	9,535	
2	0855	CONC PAVER	0 100	0	0	72.00	SF	10.00	10.00	100	2018	2018	3	97	698	
3	0855	CONC PAVER	0 100	0	0	750.00	SF	10.00	10.00	100	2020	2020	3	99	7,425	

LAND DESCRIPTION	TOTAL OB/XF	17,658
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					429,451
TOTAL MARKET OB/XF VALUE					17,658
TOTAL LAND VALUE - MARKET					85,000
TOTAL MARKET VALUE					532,109
SOH/AGL Deduction					191,721
ASSESSED VALUE					340,388
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					290,388
TOTAL JUST VALUE					532,109
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					512,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811800	CO ISSUED	0	11/30/2018
B1711253	NEW CONSTR	346,118	12/18/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2244/0309	12/14/2018	SW	Q	I	02
GRANTOR: D R HORTON INC JACKSO					
GRANTEE: MCMULLIN SHELTON &					
2145/0965	9/07/2017	SW	U	V	37
GRANTOR: AMELIA RIVER-JACKSONV					
GRANTEE: D R HORTON INC JACK					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W15 FSP=[YR=2020] W25 S7 E11 S5 E14 N12\$ S12 W14 N5 W11 N7 W19 S41 FGR=[YR=2018] S20 E10 S1 E19 N2 FOP=[YR=2018] E10 S1 E6 N7 W16 S6 \$ N21 W7 S2 W22\$ E22 N2 E7 S15 E16 S9 E14 N63\$.									