

LOT 21
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

KAUTZMAN ALEXANDER A & TARA M
96266 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	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
NEIGHBORHOOD/LOC	4069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,533	100	2,533	355,539
FGR	654	55	360	50,531
FOP	97	30	29	4,071
FOP	186	30	56	7,860
TOTALS	3,470		2,978	418,000

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	56	3	168.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	1,476.00	SF	10.00	10.00	100	2019
3	0462	ST/AL FNC	0 100	75	0	300.00	SF	10.00	10.00	100	2020
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,978	113.9985	142.50	424,365	2019	2019	0	0	1.50	98.50
1 SNGL FAM - 100% - 2023											
Heated Area: 2533											
HX Base Yr											

96266 GRANDE OAKS LN, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
418,000											
TOTAL MARKET OB/XF VALUE											
19,189											
TOTAL LAND VALUE - MARKET											
85,000											
TOTAL MARKET VALUE											
522,189											
SOH/AGL Deduction											
3,563											
ASSESSED VALUE											
518,626											
TOTAL EXEMPTION VALUE											
13											
518,626											
BASE TAXABLE VALUE											
0											
TOTAL JUST VALUE											
522,189											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
503,520											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1810191	CO ISSUED	0	06/18/2019
B1810191	NEW CONSTR	343,088	10/08/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/1879	11/24/2020	WD	Q	I	01	430,000
GRANTOR: ESPAT CAMILA A & JIMM						
GRANTEE: KAUTZMAN ALEXANDER						
2284/0078	6/19/2019	SW	Q	I	01	377,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: ESPAT CAMILA A & JI						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2019] W2 U2 L2 W8 D2 L2 W3 FOP=[YR=2019] W24 S6 E10 S3 E14 N9\$ S9 W14 N3 W10 N6 W18 S40 E8 FGR=[YR=2018] S34 E21 N19 FOP=[YR=2019] E11 N2 W1 N6 W5 N3 W5 S11\$ N11 W15 N4 W6\$ E6 S4 E20 S3 E5 S6 E14 N6 E6 N47\$.											