

LOT 25
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

FORSTER HANS R TRUST/THOMPSON-BOHLEN VARA L L/E
96336 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0025-0000



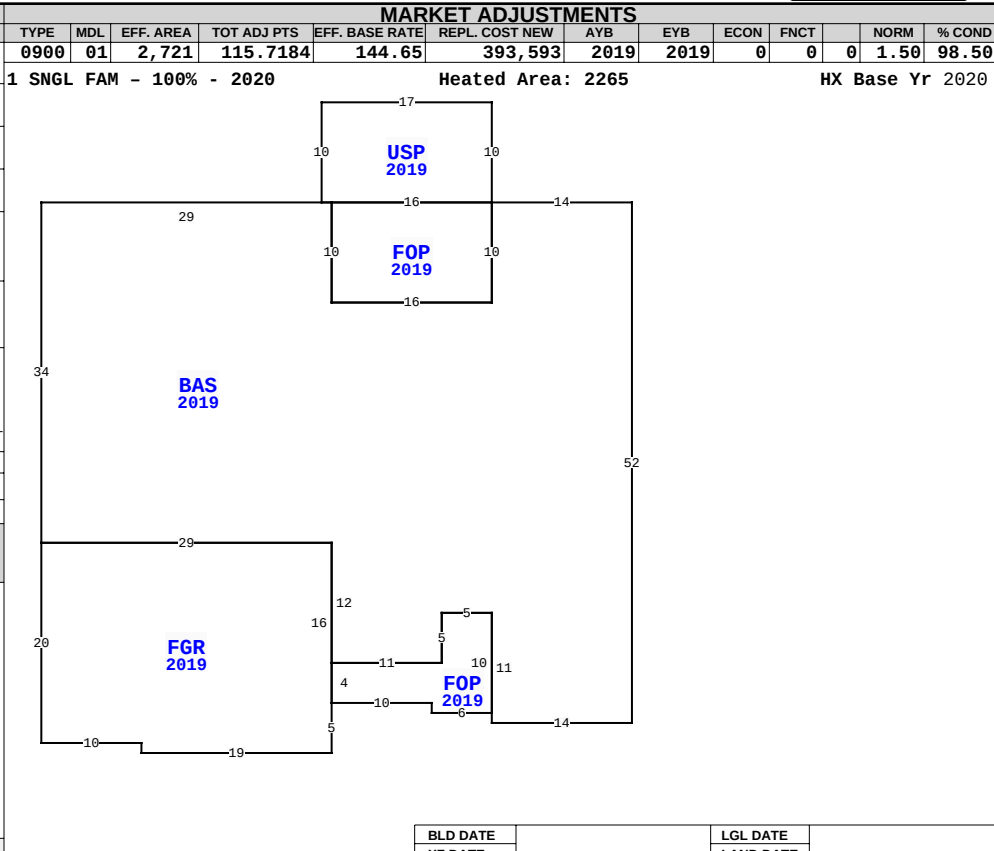
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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	2,265	100	2,265	322,718
FGR	599	55	329	46,876
FOP	95	30	28	3,989
FOP	160	30	48	6,839
USP	170	30	51	7,266
TOTALS	3,289		2,721	387,689

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	22	3	66.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	1,131.00	SF	10.00	10.00	100	2019
3	0855	CONC PAVER	0 100	0	0	292.00	SF	10.00	10.00	100	2019

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



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						387,689					
TOTAL MARKET OB/XF VALUE						14,593					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						487,282					
SOH/AGL Deduction						174,399					
ASSESSED VALUE						312,883					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						262,883					
TOTAL JUST VALUE						487,282					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						469,922					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004336	SCRNROOM	11,000	04/29/2019
C1802512	CO ISSUED	0	02/05/2019
B1802512	NEW CONSTR	297,647	03/09/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2457/1348	4/28/2021	LE	U	I	16	100	
GRANTOR: THOMPSON-BOHLEN VARA							
GRANTEE: BOHLEN HOBIE MICHAEL							
2450/0848	4/08/2021	WD	U	I	11	100	
GRANTOR: FORSTER HANS R ET AL							
GRANTEE: FORSTER HANS R TRUS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W14 USP=[YR=2019] N10 W17 S10 E1 FOP=[YR=2019] S10 E16 N10 W16\$ E16\$ S10 W16 N10 W29 S34 FGR=[YR=2019] S20 E10 S1 E19 N5 FOP=[YR=2019] E10 S1 E6 N10 W5 S5 W11 S4\$ N16 W29\$ E29 S12 E11 N5 E5 S11 E14 N52\$.											