

LOT 28
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

FIorentino PATRICE
96388 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0028-0000



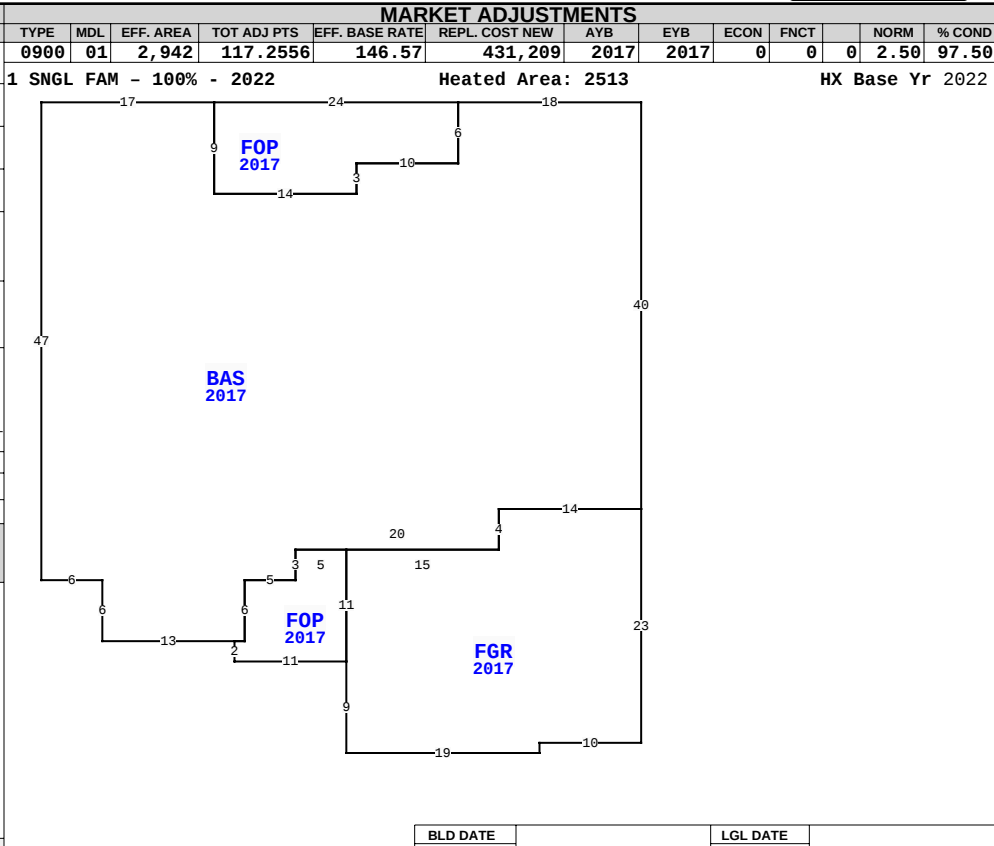
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	97	30	29	4,145
FOP	186	30	56	8,003
TOTALS	3,422		2,942	420,429

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0 100	0	0	1,120.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	0	0	57.00	SF	10.00	10.00
4	0476	VF 6 SBPL	0 100	0	0	165.00	LF	32.00	32.00
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00
6	0855	CONC PAVER	0 100	0	0	300.00	SF	10.00	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



TOTAL OB/XF									
21,592									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					420,429				
TOTAL MARKET OB/XF VALUE					21,592				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					527,021				
SOH/AGL Deduction					185,980				
ASSESSED VALUE					341,041				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					291,041				
TOTAL JUST VALUE					527,021				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					508,099				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705436	CO ISSUED	0	03/27/2018
B1705436	NEW CONSTR	320,411	06/19/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2441/1611	3/11/2021	WD	Q	I	01	446,000	
GRANTOR:MILLER JEREMY A & JAM							
GRANTEE:FIORENTINO PATRICE							
2186/0690	3/27/2018	SW	Q	I	01	374,000	
GRANTOR:D R HORTON INC-JACKSO							
GRANTEE:MILLER JEREMY A & J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W18 FOP=[YR=2017] W24 S9 E14 N3 E10 N6\$ S6 W10 S3 W14 N9 W17 S47 E6 S6 E13 FOP=[YR=2017] S2 E11 FGR=[YR=2017] S9 E19 N1 E10 N23 W14 S4 W15 S11\$ N11 W5 S3 W5 S6 W1\$ E1 N6 E5 N3 E20 N4 E14 N40\$.									