

LOT 41
IN OR 2111/342 & OR 2046/1962
(EX ESMT IN OR 1509/1048 &

MICHAELS JANET L/LEIMGRUBER RENEE M
96586 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0041-0000



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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,513	100	2,513	346,725
FGR	626	55	344	47,462
FOP	97	30	29	4,001
FOP	186	30	56	7,727
FUS	640	100	640	88,302
STR	80	10	8	1,104

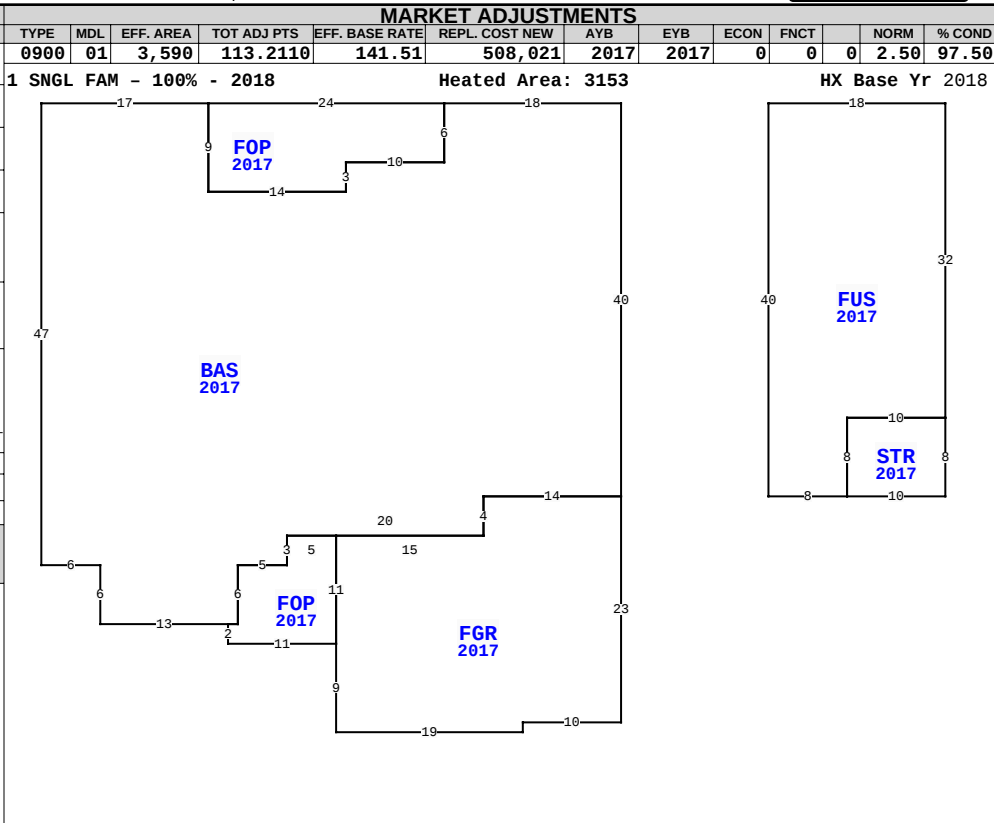
TOTALS	4,142		3,590	495,320
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EXTRA FEATURES

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	1,260.00	SF	10.00	10.00	100	2017	2017	3	97	12,222	
2	0855	CONC PAVER	0	100	0	0	66.00	SF	10.00	10.00	100	2017	2017	3	97	640	
3	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2020	2020	3	93	27,668	
4	0855	CONC PAVER	0	100	0	0	798.00	SF	10.00	10.00	100	2020	2020	3	99	7,900	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	90	1,800	
6	0462	ST/AL FNC	0	100	180	0	720.00	SF	10.00	10.00	100	2020	2020	3	93	6,696	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/06/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF																	57,214
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		495,320
TOTAL MARKET OB/XF VALUE		57,214
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		727,534
SOH/AGL Deduction		388,783
ASSESSED VALUE		338,751
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		288,751
TOTAL JUST VALUE		727,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		706,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000113	SWIM POOL	39,000	01/06/2020
B1632547	CO ISSUED	0	03/24/2017
B1632547	NEW CONSTR	388,243	06/20/2016

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BUILDING NOTES
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\$ PTR=E15 FUS=[YR=2017] E18 S32 STR=[YR=2017] S8 W10 N8 E10\$ W10 S8 W8 N40\$ W15\$.