

LOT 46
ESMT PT OR 1509/1048
GRANDE OAKS AT AMELIA REPLAT

NELSON DAVID SCOTT & SHANNA RUTH
96682 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,245	100	2,245	324,495
FGR	441	55	243	35,124
FGR	441	55	243	35,124
FOP	60	30	18	2,602
FOP	338	30	101	14,599
FOP	338	30	101	14,599
FST	128	55	70	10,118
FUS	2,146	100	2,146	310,185

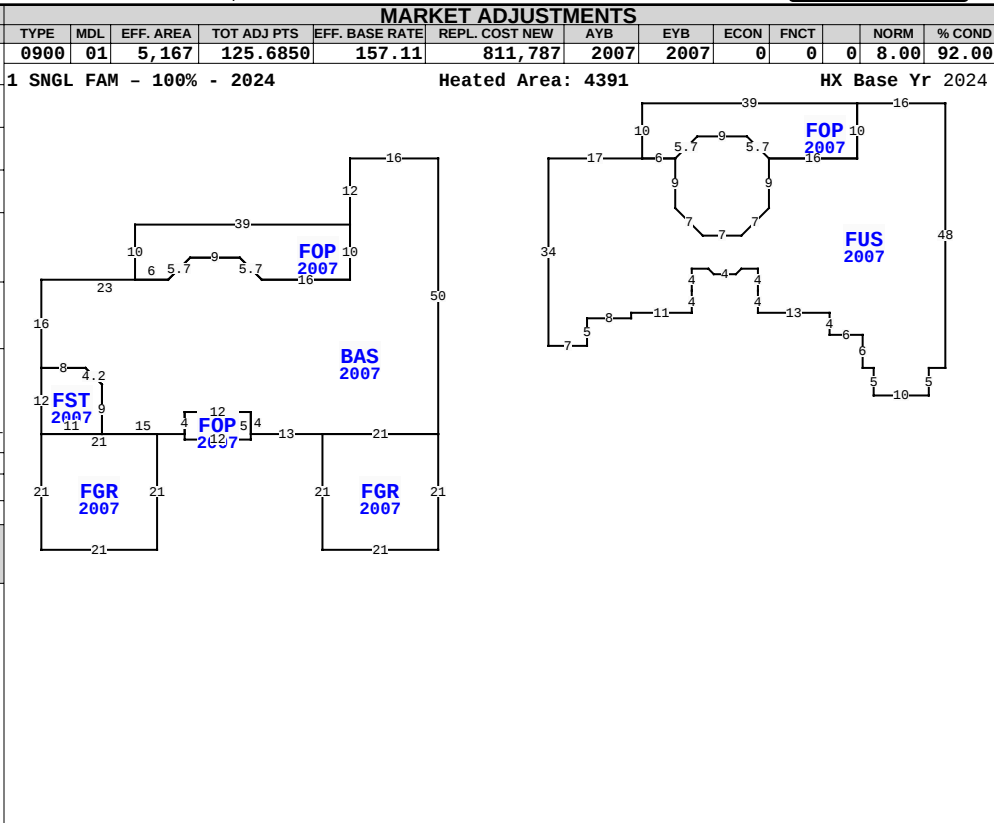
TOTALS	6,137		5,167	746,844
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0855	CONC PAVER	0	100	0	0	1,233.00	SF	10.00	10.00	100	2007	2007	3	88	10,850	
3	0877	JACUZZI	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	31	1,550	
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2007	2007	3	48	18,360	
5	1200	WINE VLT A	0	100	0	0	1.00	SF	3,000.00	3,000.00	100	2007	2007	3	97	2,910	
6	0462	ST/AL FNC	0	100	90	0	360.00	SF	10.00	10.00	100	2010	2010	3	60	2,160	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	78	234	

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																	39,249
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
VALUATION BY		Tax Dist:	
BUILDING MARKET VALUE		746,844	
TOTAL MARKET OB/XF VALUE		39,249	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		961,093	
SOH/AGL Deduction		0	
ASSESSED VALUE		961,093	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		911,093	
TOTAL JUST VALUE		961,093	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,072,295	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22233	REMODEL	5,000	01/01/2009
B19550	SWIM POOL	18,000	03/01/2007
E18528	ELEC OTHER	2,000	12/01/2006
M12288	MECH OTHER	0	12/01/2006
R09951	REPAIR/RRF	20,000	12/01/2006
P11536	OTHER	0	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2649/794	6/20/2023	WD	Q	I	01
GRANTOR: OLIVER GRAEME D					
GRANTEE: NELSON DAVID SCOTT					
1916/0915	5/08/2014	QC	U	I	11
GRANTOR: OLIVER GRAEME D & TER					
GRANTEE: OLIVER GRAEME D					

BUILDING NOTES

BUILDING DIMENSIONS																
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BAS=[YR=2007] W16 S12 FOP=[YR=2007] W39 S10 E6 R4 U4 E9
D4 R4 E16 N10\$ S10 W16 L4 U4 W9 D4 L4 W23 S16
FST=[YR=2007] S12 FGR=[YR=2007] S21 E21 N21 W21\$ E11 N9 U3
L3 W8\$ E8 D3 R3 S9 E15 FOP=[YR=2007] S1 E12 N5 W12 S4\$ N4
E12 S4 E13 FGR=[YR=2007] S21 E21 N21 W21\$ E21 N50\$ PTR= E20
FUS=[YR=2007] E17 FOP=[YR=2007] N10 E39 S10 W16 U4 L4 W9
D4 L4 W6 \$E6 S9 D5 R5 E7 R5 U5 N9 E16 N10 E16 S48 W3 S5
W10 N5 W2 N6 W6 N4 W13 N4 N4 W3 D1 L1 W4 U1 L1 W3 S4 S4
W11 S1 W8 S5 W7 N34\$ W20\$.