

LOT 52  
IN OR 1804/465  
GRANDE OAKS AT AMELIA REPLAT

SPRINGER LOUIS J & BROOKE J  
96066 OAK CANOPY LANE  
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0052-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 70   |
| Exterior Wall            | 16 | WD FR STUC 30  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 60      |
| Interior Floor           | 11 | CLAY TILE 40   |
| 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 |
| NEIGHBORHOOD/LOC | 4069.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,880            | 100         | 2,880        | 351,111              |
| FGR       | 724              | 55          | 398          | 48,522               |
| FOP       | 47               | 30          | 14           | 1,707                |
| FOP       | 365              | 30          | 110          | 13,411               |
| FUS       | 1,045            | 100         | 1,045        | 127,400              |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 5,061 |  | 4,447 | 542,150 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |   |          |    |          |                |
|----------------|------------|-------------|---------|----|---|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0855       | CONC PAVER  | 0 100   | 0  | 0 | 1,964.00 | SF | 10.00    | 10.00          |
| 2              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0 | 1.00     | UT | 3,500.00 | 3,500.00       |
| 3              | 1076       | TRELLIS A   | 0 100   | 10 | 3 | 30.00    | SF | 7.50     | 7.50           |
| 4              | 0911       | SCRN RM A   | 0 100   | 0  | 0 | 1,906.00 | SF | 17.50    | 17.50          |
| 5              | 0861       | POOL GUNIT  | 0 100   | 0  | 0 | 580.00   | SF | 85.00    | 85.00          |
| 6              | 0857       | SANDSTONE/  | 0 100   | 0  | 0 | 856.00   | SF | 16.00    | 16.00          |
| 7              | 0462       | ST/AL FNC   | 0 100   | 0  | 0 | 1,050.00 | 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                | 000134   | C   | SFR POND             | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|

| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0900                     | 01  | 4,447     | 104.8740    | 131.09         | 582,957        | 2007 | 2009 | 0    | 0    | 7.00 | 93.00  |
| 1 SNGL FAM - 100% - 2017 |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 3925        |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2017          |     |           |             |                |                |      |      |      |      |      |        |

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| 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 | 1,964.00 | SF | 10.00    | 10.00          | 100       | 2007    | 2007        | 3 | 88     | 17,283          |       |
| 2   | 0500       | FP-PRE FAB  | 0 100   | 0  | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2007    | 2007        | 3 | 91     | 3,185           |       |
| 3   | 1076       | TRELLIS A   | 0 100   | 10 | 3 | 30.00    | SF | 7.50     | 7.50           | 100       | 2008    | 2008        | 3 | 52     | 117             |       |
| 4   | 0911       | SCRN RM A   | 0 100   | 0  | 0 | 1,906.00 | SF | 17.50    | 17.50          | 100       | 2012    | 2012        | 3 | 55     | 18,345          |       |
| 5   | 0861       | POOL GUNIT  | 0 100   | 0  | 0 | 580.00   | SF | 85.00    | 85.00          | 100       | 2012    | 2012        | 3 | 68     | 33,524          |       |
| 6   | 0857       | SANDSTONE/  | 0 100   | 0  | 0 | 856.00   | SF | 16.00    | 16.00          | 100       | 2012    | 2012        | 3 | 98     | 13,422          |       |
| 7   | 0462       | ST/AL FNC   | 0 100   | 0  | 0 | 1,050.00 | SF | 10.00    | 10.00          | 100       | 2012    | 2012        | 3 | 68     | 7,140           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000134   | C   | SFR POND             | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |

|             |            |    |     |
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| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |
| 4                         |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R2106926   | ROOF        | 30,298 | 05/27/2021 |
| B1226668   | SCRN ENCLSR | 27,390 | 12/01/2012 |
| E18596     | ELEC OTHER  | 2,000  | 01/01/2007 |
| M12380     | MECH OTHER  | 0      | 01/01/2007 |
| B18446     | NEW CONSTR  | 0      | 12/01/2006 |
| C18446     | CO ISSUED   | 0      | 12/01/2006 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1804/0465                      | 7/18/2012 | WD           | Q      | I      | 02        | 440,000       |  |
| GRANTOR: GRIGSBY JAMES LEE     |           |              |        |        |           |               |  |
| GRANTEE: SPRINGER LOUIS J &    |           |              |        |        |           |               |  |
| 1572/0317                      | 6/17/2008 | WD           | U      | I      | 05        | 386,000       |  |
| GRANTOR: AMELIA RIVER-JACKSONV |           |              |        |        |           |               |  |
| GRANTEE: GRIGSBY JAMES LEE     |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2007] W30 FOP=[YR=2007] W21 S13 E1 S7 E3 U2 R2 E6 D2 R2 E2 N4 U5 R5 N11 \$ S11 D5 L5 S4 W2 U2 L2 W6 D2 L2 W3 N7 W22 S43 E12 N4 E10 FOP=[YR=2007] S1 E10 N3 U2 L2 W7 D2 L1 S2 \$ N2 U2 R1 E7 D2 R2 S2 E8 FGR=[YR=2007] S20 E21 N14 E11 N28 W8 D3 L3 S19 W21 \$ E21 N19 U3 R3 E8 N30 \$ PTR=E30 FUS=[YR=2007] E32 S24 E3 S7 W25 D4 L4 W6 N35 \$ W30 \$ . |  |  |  |  |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|
|                             |  |  |  |  |  |  |  |  |  |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|

|                   |                          |           |                 |                |                           |
|-------------------|--------------------------|-----------|-----------------|----------------|---------------------------|
| Total Acres: 0.00 | Total Land Value: 93,500 | Market: 0 | Agricultural: 0 | Common: 93,500 | PRINTED 08/06/2024 BY SYS |
|-------------------|--------------------------|-----------|-----------------|----------------|---------------------------|