LOT 57
IN OR 2146/300
GRANDE OAKS AT AMELIA REPLAT

YARBROUGH TIMOTHY W & EMILY R
96131 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

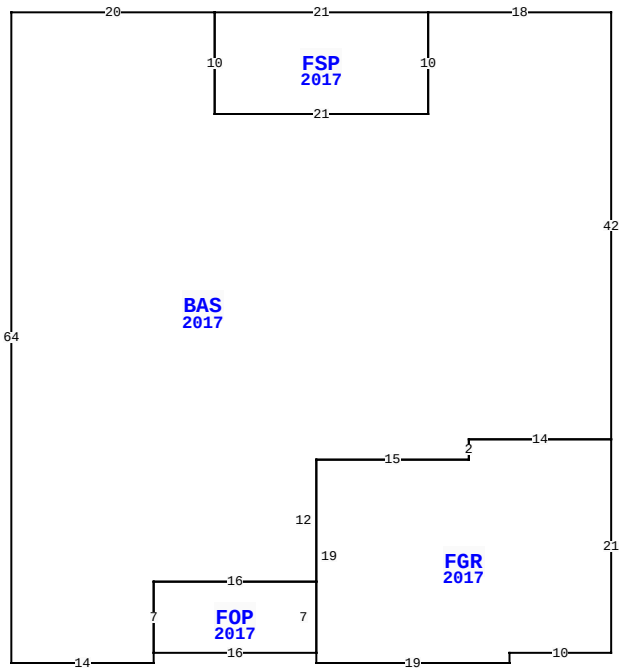
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,830	100	2,830	385,826
FGR	598	55	329	44,854
FOP	112	30	34	4,635
FSP	210	40	84	11,452
TOTALS	3,750		3,277	446,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,277	111.8628	139.83	458,223	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 2830 HX Base Yr 2018



96131 GRANDE OAKS LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		446,767
TOTAL MARKET OB/XF VALUE		21,481
TOTAL LAND VALUE - MARKET		93,500
TOTAL MARKET VALUE		561,748
SOH/AGL Deduction		208,038
ASSESSED VALUE		353,710
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		303,710
TOTAL JUST VALUE		561,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1700624	CO ISSUED	0	07/07/2017
1700624	NEW CONSTR	354,733	01/30/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2146/0300	9/15/2017	SW	Q	I	02	385,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: YARBROUGH TIMOTHY W						
2069/1626	8/30/2016	SW	U	V	37	354,400
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 FSP=[YR=2017] W21 S10 E21 N10$ S10 W21 N10 W20 S64 E14 N1 FOP=[YR=2017] E16 FGR=[YR=2017] S1 E19 N1 E10 N21 W14 S2 W15 S19$ N7 W16 S7$ N7 E16 N12 E15 N2 E14 N42$.

EXTRA FEATURES

LN	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	20	3	60.00	SF	10.00	10.00	100	2017	2017	3	97	582	
2	0855	CONC PAVER	0	100	41	29	1,189.00	SF	10.00	10.00	100	2017	2017	3	97	11,533	
3	0855	CONC PAVER	0	100	0	0	320.00	SF	10.00	10.00	100	2020	2020	3	99	3,168	
4	0462	ST/AL FNC	0	100	170	0	680.00	SF	10.00	10.00	100	2018	2018	3	87	5,916	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 21,481

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	85,000.00	93,500.00	93,500							

REVIEW DATE 06/18/2021 BY KWA Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 08/06/2024 BY SYS