LOT 59
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

GOODMAN WILLIAM M & ZAIRA M
96167 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0059-0000

BUILDING CHARACTERISTICS

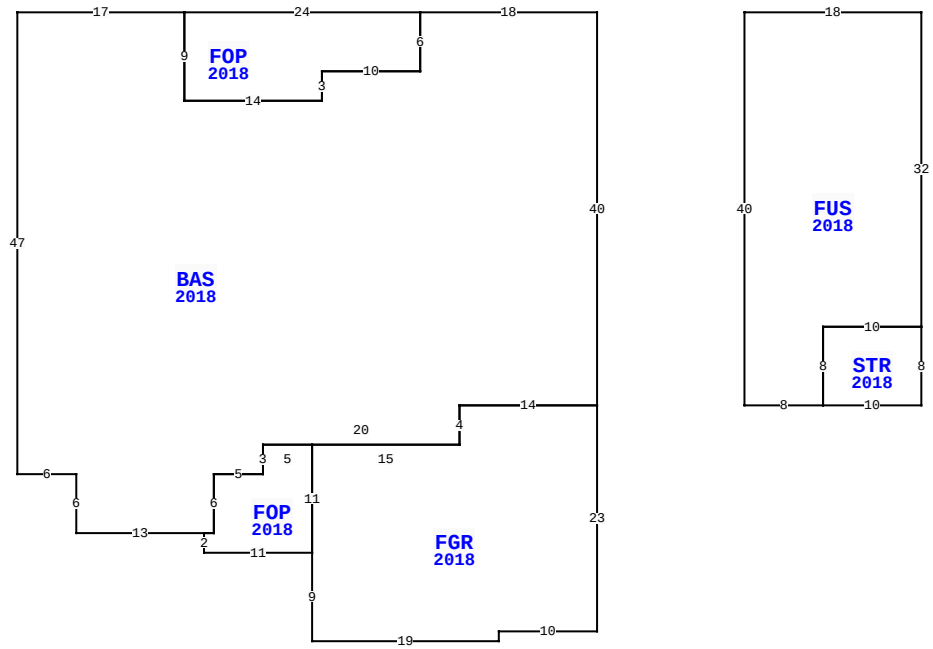
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,513	100	2,513	348,231
FGR	626	55	344	47,669
FOP	97	30	29	4,019
FOP	186	30	56	7,760
FUS	640	100	640	88,686
STR	80	10	8	1,108
TOTALS	4,142		3,590	497,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,590	113.1165	141.40	507,626	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 2023 Heated Area: 3153 HX Base Yr



96167 GRANDE OAKS LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	497,473
TOTAL MARKET OB/XF VALUE	15,153
TOTAL LAND VALUE - MARKET	93,500
TOTAL MARKET VALUE	606,126
SOH/AGL Deduction	0
ASSESSED VALUE	606,126
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	606,126
TOTAL JUST VALUE	606,126
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	583,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812100	CO ISSUED	0	12/11/2018
B1711252	NEW CONSTR	400,227	12/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2562/0294	5/09/2022	WD	Q	I	01	705,000
GRANTOR: ALTER REBECCA RAE						
GRANTEE: GOODMAN WILLIAM MAR						
2267/0865	4/04/2019	QC	U	I	11	100
GRANTOR: ALTER STEVEN A						
GRANTEE: ALTER REBECCA RAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] W24 S9 E14 N3 E10 N6$ S6 W10 S3 W14 N9 W17 S47 E6 S6 E13 FOP=[YR=2018] S2 E11 FGR=[YR=2018] 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=2018] E18 S32 STR=[YR=2018] S8 W10 N8 E10$ W10 S8 W8 N40$ W15$.

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	0	0	0	936.00	SF	10.00	10.00	100	2018	2018	3	97	9,079	
2	0855	CONC PAVER	0	0	0	0	88.00	SF	10.00	10.00	100	2018	2018	3	97	854	
3	0462	ST/AL FNC	0	0	150	0	600.00	SF	10.00	10.00	100	2018	2018	3	87	5,220	

LAND DESCRIPTION

TOTAL OB/XF 15,153

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	0		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