

LOT 71
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

SMITH GREGORY C & GLORIA I L/E/
96423 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0071-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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
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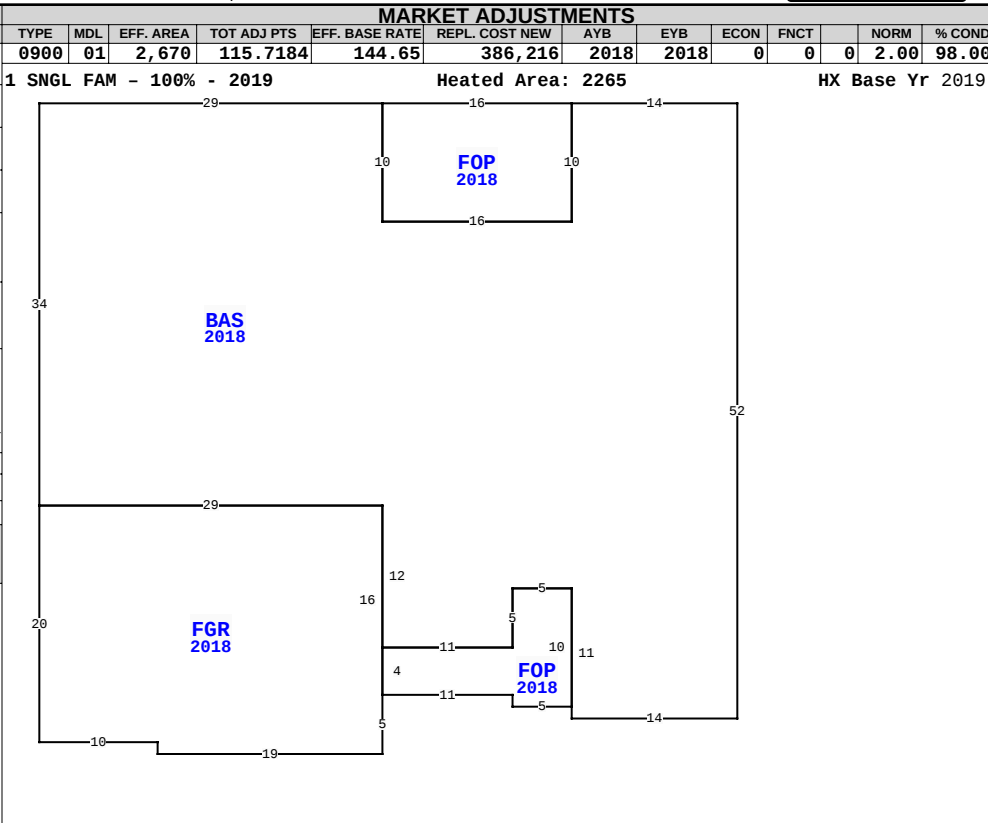
NEIGHBORHOOD/LOC	4069.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100	2,265	321,079
FGR	599	55	329	46,638
FOP	94	30	28	3,969
FOP	160	30	48	6,804

TOTALS	3,118		2,670	378,492
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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
1	0855	CONC PAVER	0 100	0	0	1,053.00	SF	10.00	10.00	100
2	0855	CONC PAVER	0 100	0	0	60.00	SF	10.00	10.00	100
3	0462	ST/AL FNC	0 100	0	0	1,032.00	SF	10.00	10.00	100
4	0861	POOL GUNIT	0 100	0	0	656.00	SF	85.00	85.00	100
5	0855	CONC PAVER	0 100	0	0	1,024.00	SF	10.00	10.00	100

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



96423 GRANDE OAKS LN, FERNANDINA BEACH
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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	1,053.00	SF	10.00	10.00	100	2018	2018	3	97	10,214	
2	0855	CONC PAVER	0 100	0	0	60.00	SF	10.00	10.00	100	2018	2018	3	97	582	
3	0462	ST/AL FNC	0 100	0	0	1,032.00	SF	10.00	10.00	100	2018	2018	3	87	8,978	
4	0861	POOL GUNIT	0 100	0	0	656.00	SF	85.00	85.00	100	2022	2022	3	98	54,645	
5	0855	CONC PAVER	0 100	0	0	1,024.00	SF	10.00	10.00	100	2022	2022	3	100	10,240	

TOTAL OB/XF											84,659					
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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE						378,492
TOTAL MARKET OB/XF VALUE						84,659
TOTAL LAND VALUE - MARKET						93,500
TOTAL MARKET VALUE						556,651
SOH/AGL Deduction						172,957
ASSESSED VALUE						383,694
TOTAL EXEMPTION VALUE			HX HB			50,000
BASE TAXABLE VALUE						333,694
TOTAL JUST VALUE						556,651
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						541,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001038	SWIM POOL	78,587	01/19/2022
B1708710	CO ISSUED	0	05/30/2018
B1708710	NEW CONSTR	291,812	10/03/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2465/1270	5/27/2021	LE	U	I	11	100	
GRANTOR: SMITH GREGORY C & GLO							
GRANTEE: SMITH ZACHARY CLINT							
2200/0035	5/30/2018	SW	Q	I	01	360,400	
GRANTOR: D R HORTON INC JACKSO							
GRANTEE: SMITH GREGORY C & G							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W14 FOP=[YR=2018] W16 S10 E16 N10\$ S10 W16 N10 W29 S34 FGR=[YR=2018] S20 E10 S1 E19 N5 FOP=[YR=2018] E11 S1 E5 N10 W5 S5 W11 S4\$ N16 W29\$ E29 S12 E11 N5 E5 S11 E14 N52\$.									