LOT 72
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

TRUONG VAN ANH/SERMADEVI YEGNASWAMY
96483 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0072-0000

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 90
Interior Floo	14	CARPET 10
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

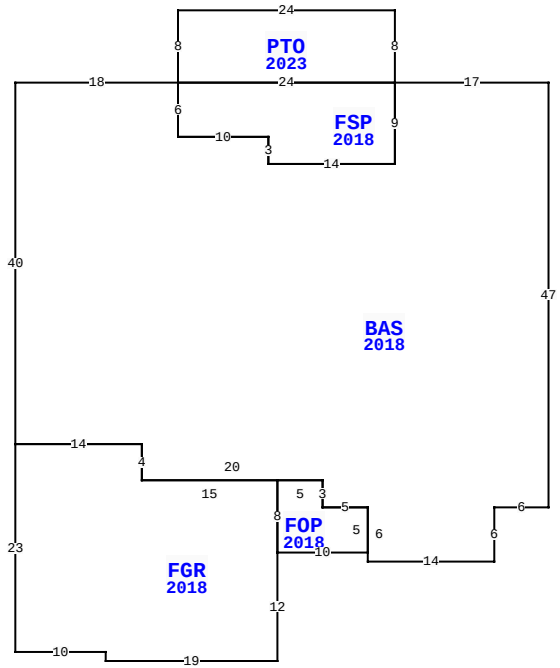
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4069.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2,513	366,727
FGR	626	55	344	50,201
FOP	65	30	20	2,918
FSP	186	40	74	10,799
PTO	192	5	10	1,459
TOTALS	3,582		2,961	432,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,961	119.1309	148.91	440,923	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2023 Heated Area: 2513 HX Base Yr 2023



96483 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		432,105
TOTAL MARKET OB/XF VALUE		107,079
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		624,184
SOH/AGL Deduction		3,814
ASSESSED VALUE		620,370
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		570,370
TOTAL JUST VALUE		624,184
NCON VALUE		92,540
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230004793	POOL SCRN ENCL	12,480	04/13/2023
23001791	SWIM POOL	112,000	02/09/2023
C1709588	CO ISSUED	0	06/28/2018
B1709588	NEW CONSTR	319,979	10/30/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2575/0795	6/30/2022	WD	Q	I	01	720,000
GRANTOR: SHRECK GARY & LAURA						
GRANTEE: TRUONG VAN ANH & YE						
2373/1112	7/01/2020	WD	Q	I	02	395,000
GRANTOR: KING JAMES M JR & KIM						
GRANTEE: SHRECK GARY & LAURA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W17 S9 W14 N3 W10 N6 W18 S40 E14 S4 E20 S3 E5 S6 E14 N6 E6 N47 $
FGR=[YR=2018;ORIG=-59,40] S23 E10 S1 E19 N12 N8 W15 N4 W14 $
FSP=[YR=2018;ORIG=-17,0] W24 S6 E10 S3 E14 N9 $
FOP=[YR=2018;ORIG=-30,52] E10 N5 W5 N3 W5 S8 $
PTO=[YR=2023;ORIG=-41,0] E24 N8 W24 S8 $
.

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	0	0	1,080.00	SF	7.00	7.00	100	2018	2018	3	97	7,333	
2	0855	CONC PAVER	0	100	0	0	108.00	SF	7.00	7.00	100	2018	2018	3	97	733	
3	0462	ST/AL FNC	0	100	0	0	744.00	SF	10.00	10.00	100	2018	2018	3	87	6,473	
4	0912	SCRN RM G	1	100	57	28	1,596.00	SF	20.00	20.00	100	2023	2023		100	31,920	
5	0861	POOL GUNIT	1	100	0	0	524.00	SF	85.00	85.00	100	2023	2023		100	44,540	
6	0855	CONC PAVER	1	100	0	0	1,408.00	SF	10.00	10.00	100	2023	2023		100	14,080	
7	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 107,079

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 09/20/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS