LOT 73
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

CORBISIERO SARA H
96499 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

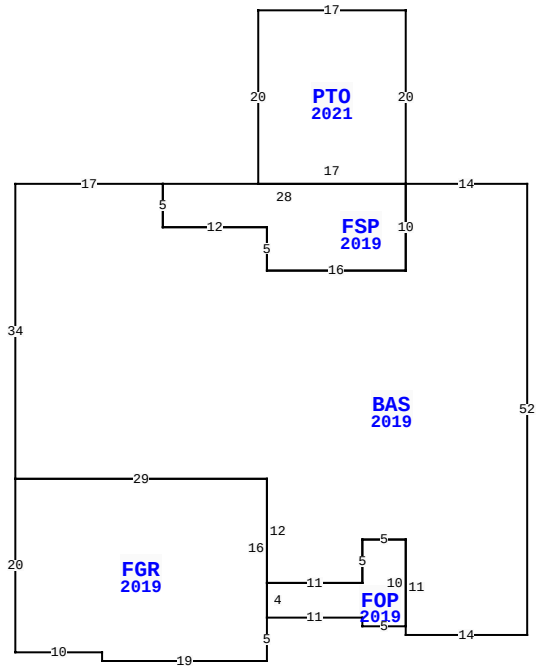
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	4069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,205	100	2,205	314,169
FGR	599	55	329	46,876
FOP	94	30	28	3,989
FSP	220	40	88	12,538
PTO	340	5	17	2,422
TOTALS	3,458		2,667	379,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,667	115.7184	144.65	385,782	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 2205 HX Base Yr 2020



96499 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		379,995
TOTAL MARKET OB/XF VALUE		18,728
TOTAL LAND VALUE - MARKET		93,500
TOTAL MARKET VALUE		492,223
SOH/AGL Deduction		193,075
ASSESSED VALUE		299,148
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		249,148
TOTAL JUST VALUE		492,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2011224	SCRN ENCLSR	8,211	11/17/2020
C1802221	CO ISSUED	0	02/05/2019
B1802221	NEW CONSTR	292,311	03/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/1242	5/03/2019	SW	Q	I	01	377,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: CORBISIERO SARA H						
2145/0965	9/07/2017	SW	U	V	37	478,800
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 PTO=[YR=2021] N20 W17 S20 E17$
FSP=[YR=2019] W28 S5 E12 S5 E16 N10$ S10 W16 N5 W12N5 W17
S34 FGR=[YR=2019] S20 E10 S1E19 N5 FOP=[YR=2019] E11 S1 E5
N10 W5 S5 W11 S4$ N16 W29$ E29 S12E11 N5 E5 S11 E14 N52$.

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	2019	2019	3	98	588	
2	0855	CONC PAVER	0	100	0	0	1,148.00	SF	10.00	10.00	100	2019	2019	3	98	11,250	
3	0911	SCRN RM A	0	100	17	20	340.00	SF	17.50	17.50	100	2021	2021	3	93	5,534	
4	0855	CONC PAVER	0	100	0	0	137.00	SF	10.00	10.00	100	2021	2021	3	99	1,356	

LAND DESCRIPTION

TOTAL OB/XF 18,728

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 08/16/2021 BY NW Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 08/06/2024 BY SYS