LOT 76
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

SALISBURY ANNE FIELD/MEYERHOFF GREG HERBERT
PO BOX 16525
FERNANDINA BEACH, FL 32035

2024

39-2N-28-0680-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

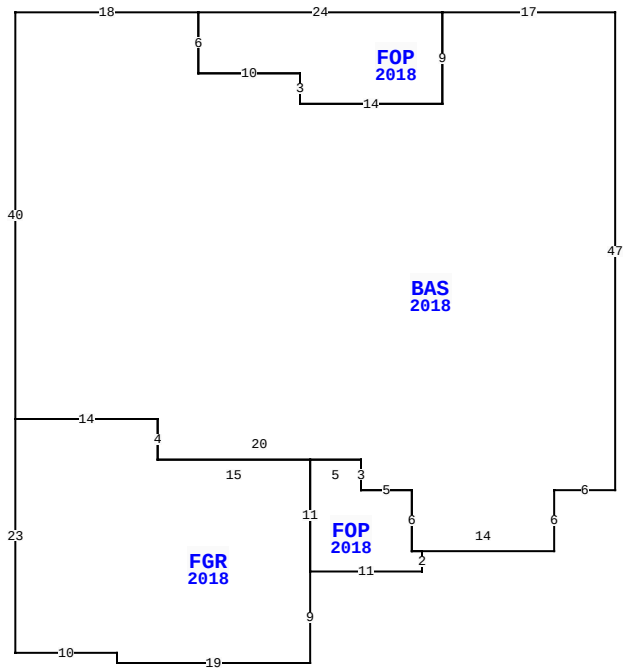
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	351,236
FGR	626	55	344	48,080
FOP	97	30	29	4,053
FOP	186	30	56	7,827
TOTALS	3,422		2,942	411,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,942	114.0972	142.62	419,588	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2022 Heated Area: 2513 HX Base Yr 2022



96563 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		411,196
TOTAL MARKET OB/XF VALUE		15,608
TOTAL LAND VALUE - MARKET		93,500
TOTAL MARKET VALUE		520,304
SOH/AGL Deduction		59,128
ASSESSED VALUE		461,176
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		411,176
TOTAL JUST VALUE		520,304
NCON VALUE		7,914
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800980	CO ISSUED	0	10/15/2018
B1800980	NEW CONSTR	319,979	01/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2532/0988	12/28/2021	WD	U	I	11	100
GRANTOR: GREINER CHARLES R & L						
GRANTEE: SALISBURY ANNE FIEL						
2525/0926	12/28/2021	WD	Q	I	02	625,000
GRANTOR: GREINER CHARLES R & L						
GRANTEE: SALISBURY ANN & GRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FOP=[YR=2018] W24 S6 E10 S3 E14 N9$ S9 W14 N3 W10 N6 W18 S40 FGR=[YR=2018] S23 E10 S1 E19 N9 FOP=[YR=2018] E11 N2 W1 N6 W5 N3 W5 S11$ N11 W15 N4 W14$ E14 S4 E20 S3 E5 S6 E14 N6 E6 N47$.

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	1,045.00	SF	7.00	7.00	100	2018	2018	3	97	7,096	
2	0855	CONC PAVER	0	100	0	0	88.00	SF	7.00	7.00	100	2018	2018	3	97	598	
3	0462	ST/AL FNC	0	100	0	0	816.00	SF	10.00	10.00	100	2024	2019		90	7,344	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2019		95	570	

LAND DESCRIPTION

TOTAL OB/XF 15,608

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 04/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 08/06/2024 BY SYS