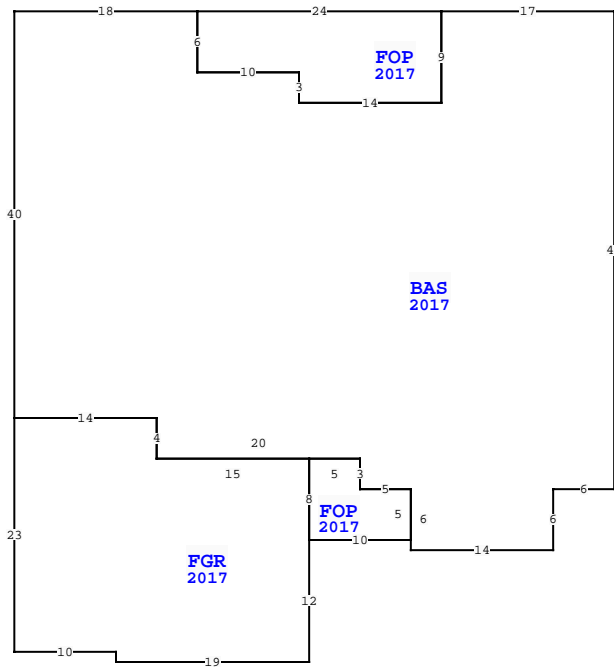


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		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	YEAR
BAS	2,513	100	2017
FGR	626	55	2017
FOP	65	30	2017
FOP	186	30	2017
TOTALS	3,390		

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	2,933	117.2556	154.78	453,970	2017	2017	0	0	97.00
1 SNGL FAM - 100% - 2021 Heated Area: 2513 HX Base Yr 2021										



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			440,351
TOTAL MARKET OB/XF VALUE			92,135
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			657,486
SOH/AGL Deduction			311,164
ASSESSED VALUE			346,322
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			295,600
TOTAL JUST VALUE			657,486
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			599,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B202551	SCRN ENCLSR	43,470	04/06/2020
B1704253	SWIM POOL	35,000	07/01/2017
B1632523	NEW CONSTR	316,311	06/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2330/1097	1/03/2020	WD Q	Q	I	01	417,600
GRANTOR: REAVES LEWIS C & MARA						
GRANTEE: CARTER TODD & VANES						
2104/0580	2/28/2017	SW Q	Q	I	01	343,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: REAVES LEWIS C & MA						

EXTRA FEATURES																	
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			1,148.00	SF	10.00	2017	2017	3	96	11,021	
2	0855	CONC PAVER	0	100	0	0			72.00	SF	10.00	2017	2017	3	96	691	
3	0861	POOL GUNIT	0	100	0	0			420.00	SF	85.00	2017	2017	3	81	28,917	
4	0855	CONC PAVER	0	100	0	0			660.00	SF	10.00	2017	2017	3	96	6,336	
5	0476	VF 6 SBPL	0	100	0	0			132.00	LF	32.00	2017	2017	3	90	3,802	
6	0462	ST/AL FNC	0	100	0	0			336.00	SF	10.00	2017	2017	3	81	2,722	
7	0911	SCRN RM A	0	100	60	30			1,800.00	SF	17.50	2020	2020	3	86	27,090	
8	0855	CONC PAVER	0	100	0	0			720.00	SF	10.00	2020	2020	3	98	7,056	
9	0525	GAZEBO	0	100	0	0			1.00	UT	5,000.00	2020	2020	3	90	4,500	
TOTAL OB/XF															92,135		

BUILDING NOTES			
96072 GRANDE OAKS LN, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2017] W17 FOP=[YR=2017] W24 S6 E10 S3 E14 N9\$ S9 W14 N3 W10 N6 W18 S40 FGR=[YR=2017] S23 E10 S1 E19 N12 FOP=[YR=2017] E10 N5 W5 N3 W5 S8 \$ N8 W15 N4 W14\$ E14 S4 E20 S3 E5 S6 E14 N6 E6 N47\$.			

LAND DESCRIPTION																								
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							