

LOT 14
IN OR 2117/1048
GRANDE OAKS AT AMELIA REPLAT

ANDERTON WILLIAM H & JUNE M
96174 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0014-0000



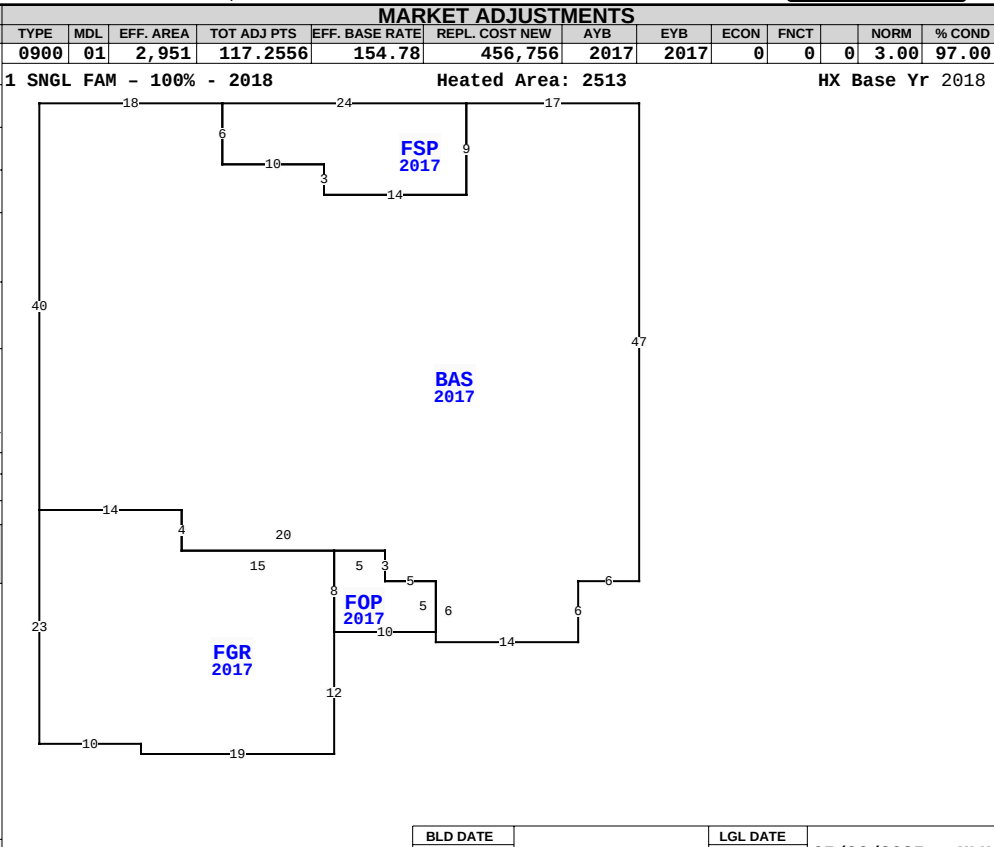
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2017	2,513	377,293
FGR	626	55	2017	344	51,647
FOP	65	30	2017	20	3,003
FSP	186	40	2017	74	11,110
TOTALS	3,390			2,951	443,053

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	1,120.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	81.00	SF	10.00
4	0855	CONC PAVER	0	100	0	0	375.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
17,108									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	443,053		
TOTAL MARKET OB/XF VALUE	17,108		
TOTAL LAND VALUE - MARKET	125,000		
TOTAL MARKET VALUE	585,161		
SOH/AGL Deduction	241,773		
ASSESSED VALUE	343,388		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	292,666		
TOTAL JUST VALUE	585,161		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	523,963		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633563	CO ISSUED	0	04/28/2017
B1633563	NEW CONSTR	316,311	12/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/1048	4/28/2017	SW	Q	I	01	357,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ANDERTON WILLIAM H						
2069/1626	8/30/2016	SW	U	V	37	354,400
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W17 FSP=[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\$.									