

LOT 15
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

MILLER S&K FAMILY TRUST/MILLER STEVEN W TRUSTEE
96194 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0015-0000



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 50
Interior Floo	14	CARPET 50
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

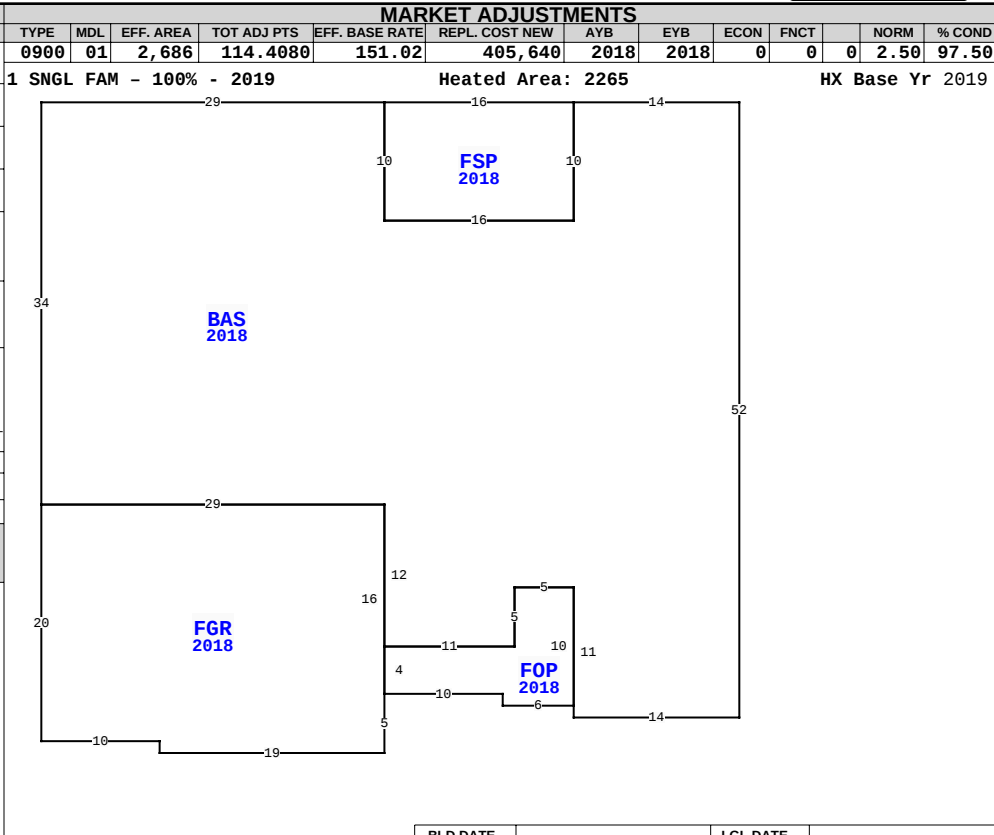
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4069.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100	2018	2,265	333,509
FGR	599	55	2018	329	48,444
FOP	95	30	2018	28	4,123
FSP	160	40	2018	64	9,423

TOTALS	3,119			2,686	395,499
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		988.00 SF 7.00	7.00
2	0855	CONC PAVER	0	100	0	0		72.00 SF 7.00	7.00



96194 GRANDE OAKS LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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		988.00 SF 7.00	7.00	100	2018	2018	3	97	6,709	
2	0855	CONC PAVER	0	100	0	0		72.00 SF 7.00	7.00	100	2018	2018	3	97	489	

LAND DESCRIPTION										TOTAL OB/XF										7,198	
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	LA VA				
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	1				
REVIEW DATE		04/23/2024		BY NWA		Total Acres: 0.00			Total Land Value: 125,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY					Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					395,499									
TOTAL MARKET OB/XF VALUE					7,198									
TOTAL LAND VALUE - MARKET					125,000									
TOTAL MARKET VALUE					527,697									
SOH/AGL Deduction					295,644									
ASSESSED VALUE					232,053									
TOTAL EXEMPTION VALUE					50,722					HX HB				
BASE TAXABLE VALUE					181,331									
TOTAL JUST VALUE					527,697									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					468,640									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1711256	CO ISSUED	0	09/20/2018
B1711256	NEW CONSTR	297,647	12/18/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2626/0814	3/21/2023	QC	U	I	11	100	
GRANTOR:MILLER STEVEN W & KAT							
GRANTEE:MILLER S&K FAMILY T							
2225/1913	9/21/2018	SW	Q	I	02	357,700	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE:MILLER STEVEN W & K							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W14 FSP=[YR=2018] W16 S10 E16 N10\$ S10 W16 N10 W29 S34 FGR=[YR=2018] S20 E10 S1 E19 N5 FOP=[YR=2018] E10 S1 E6 N10 W5 S5 W11 S4\$ N16 W29\$ E29 S12 E11 N5 E5 S11 E14 N52\$.									