

LOT 16
IN OR 2194/1755
GRANDE OAKS AT AMELIA REPLAT

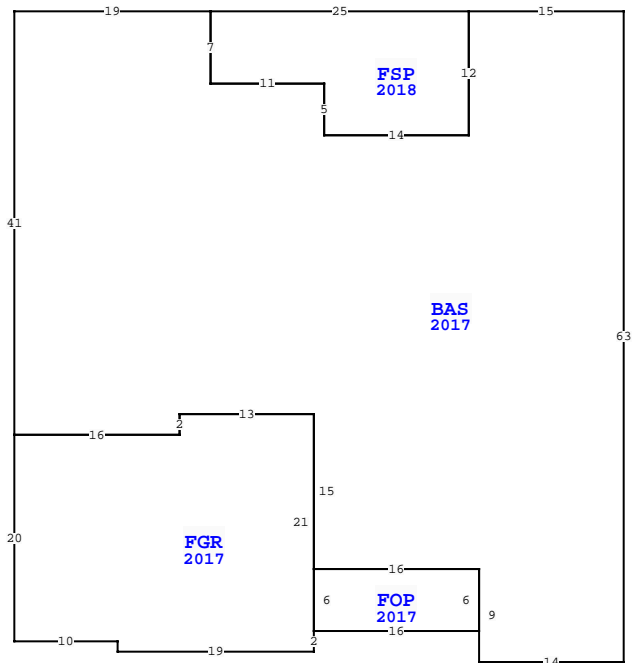
MALDONADO JOSE R & PRISCILLA G
96212 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0016-0000

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	2,664	100	2017
FGR	625	55	2017
FOP	96	30	2017
FSP	245	40	2018
TOTALS	3,630		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,135	114.7608	151.48	474,890	2017	2017	0	0	3.00	97.00
1 SNGL FAM - 100% - 2019 Heated Area: 2664 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			460,643
TOTAL MARKET OB/XF VALUE			7,116
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			592,759
SOH/AGL Deduction			242,205
ASSESSED VALUE			350,554
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			299,832
TOTAL JUST VALUE			592,759
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			530,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804091	SCRN FOP	966	05/01/2018
B1705435	CO ISSUED	0	04/16/2018
B1705435	NEW CONSTR	341,579	06/19/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/1755	5/04/2018	SW	Q	I	01	359,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MALDONADO JOSE R &						
2104/1297	3/01/2017	SW	U	V	37	507,600
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC-JACK						

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	996.00	SF	7.00	7.00	100	2017	2017	3	96	6,693	
2	0855	CONC PAVER	0	100	0	63.00	SF	7.00	7.00	100	2017	2017	3	96	423	

BUILDING NOTES			
BLD DATE			
LGL DATE			
LAND DATE			
05/06/2025 MLU			
AG DATE			

BUILDING DIMENSIONS														
BAS=[YR=2017] W15 FSP=[YR=2018] W25 S7 E11 S5 E14 N12\$ S12														
W14 N5 W11 N7 W19 S41 FGR=[YR=2017] S20 E10 S1 E19 N2														
FOP=[YR=2017] E16 N6 W16 S6\$ N21 W13 S2 W16\$ E16 N2 E13 S15														
E16 S9 E14 N63\$.														

LAND DESCRIPTION															TOTAL OB/XF									
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							