

LOT 28
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

FIorentino PATRICE
96388 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	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	

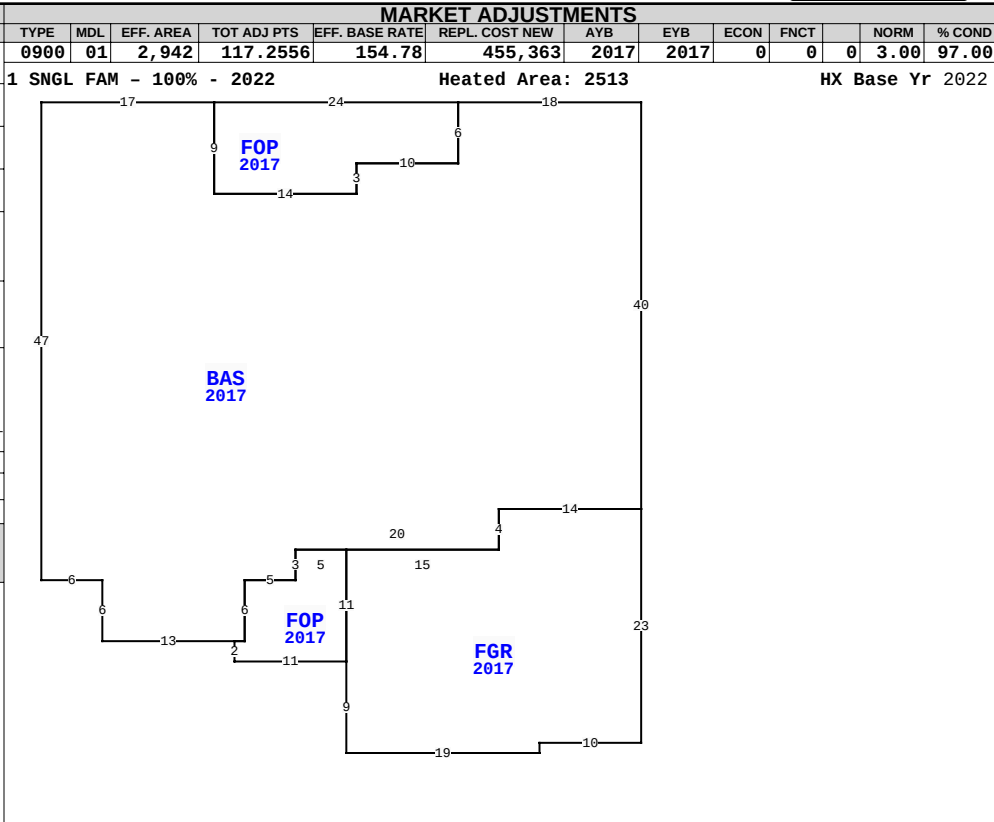
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2017	2,513	377,293
FGR	626	55	2017	344	51,647
FOP	97	30	2017	29	4,354
FOP	186	30	2017	56	8,408

TOTALS	3,422			2,942	441,702
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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	57.00	SF	10.00
4	0476	VF 6 SBPL	0	100	0	0	165.00	LF	32.00
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
6	0855	CONC PAVER	0	100	0	0	300.00	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

REVIEW DATE 06/18/2021 BY KWA



TOTAL OB/XF									
21,313									

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21,313									

Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705436	CO ISSUED	0	03/27/2018
B1705436	NEW CONSTR	320,411	06/19/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2441/1611	3/11/2021	WD	Q	I	01	446,000	
GRANTOR:MILLER JEREMY A & JAM							
GRANTEE:FIORENTINO PATRICE							
2186/0690	3/27/2018	SW	Q	I	01	374,000	
GRANTOR:D R HORTON INC-JACKSO							
GRANTEE:MILLER JEREMY A & J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W18 FOP=[YR=2017] W24 S9 E14 N3 E10 N6\$ S6 W10 S3 W14 N9 W17 S47 E6 S6 E13 FOP=[YR=2017] S2 E11 FGR=[YR=2017] S9 E19 N1 E10 N23 W14 S4 W15 S11\$ N11 W5 S3 W5 S6 W1\$ E1 N6 E5 N3 E20 N4 E14 N40\$.									

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