

LOT 76
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

SALISBURY ANNE FIELD/MEYERHOFF GREG HERBERT
PO BOX 16525
FERNANDINA BEACH, FL 32035

2025

39-2N-28-0680-0076-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
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	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

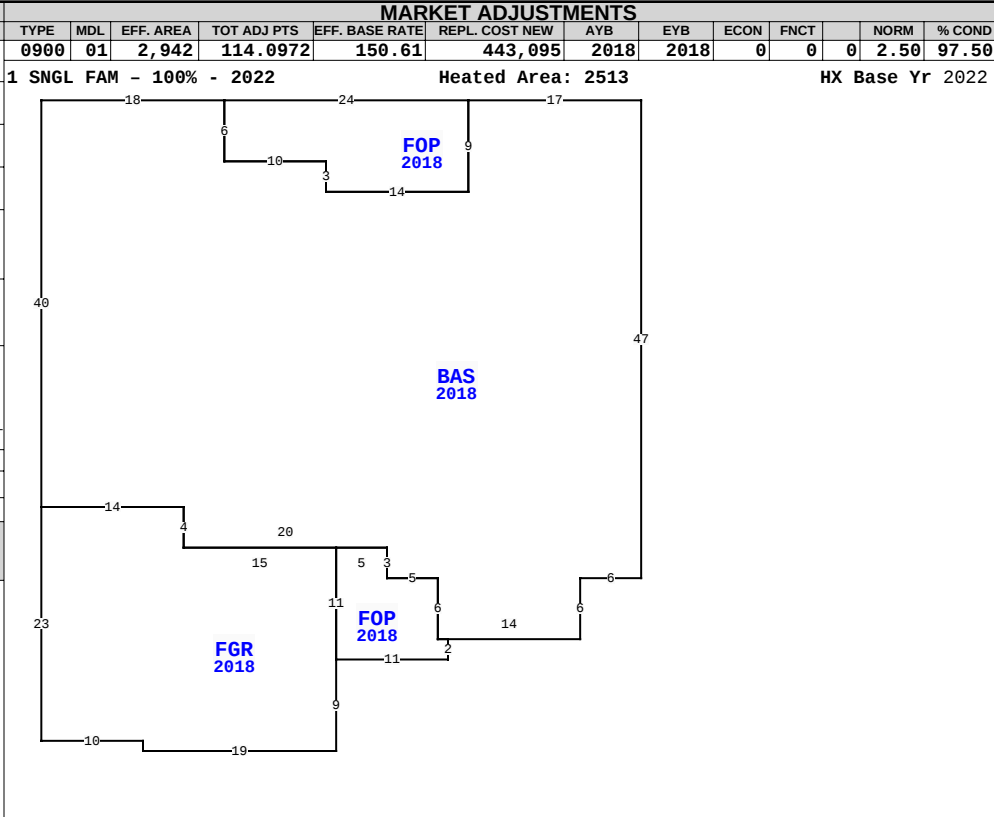
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4069.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2018	2,513	369,021
FGR	626	55	2018	344	50,515
FOP	97	30	2018	29	4,259
FOP	186	30	2018	56	8,223

TOTALS	3,422			2,942	432,018
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,045.00	SF	7.00
2	0855	CONC PAVER	0	100	0	0	88.00	SF	7.00
3	0462	ST/AL FNC	0	100	0	0	816.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025
INC DATE		AG DATE	MLU

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
7.00	100	2018	2018	3	97	7,096	
7.00	100	2018	2018	3	97	598	
10.00	100	2024	2019		87	7,099	
300.00	100	2024	2019		94	564	

TOTAL OB/XF									
15,357									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		432,018	
TOTAL MARKET OB/XF VALUE		15,357	
TOTAL LAND VALUE - MARKET		137,500	
TOTAL MARKET VALUE		584,875	
SOH/AGL Deduction		110,325	
ASSESSED VALUE		474,550	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		423,828	
TOTAL JUST VALUE		584,875	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		520,304	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800980	CO ISSUED	0	10/15/2018
B1800980	NEW CONSTR	319,979	01/29/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2532/0988	12/28/2021	WD	U	I	11	100
GRANTOR: GREINER CHARLES R & L						
GRANTEE: SALISBURY ANNE FIEL						
2525/0926	12/28/2021	WD	Q	I	02	625,000
GRANTOR: GREINER CHARLES R & L						
GRANTEE: SALISBURY ANN & GRE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W17 FOP=[YR=2018] W24 S6 E10 S3 E14 N9\$ S9 W14 N3 W10 N6 W18 S40 FGR=[YR=2018] S23 E10 S1 E19 N9 FOP=[YR=2018] E11 N2 W1 N6 W5 N3 W5 S11\$ N11 W15 N4 W14\$ E14 S4 E20 S3 E5 S6 E14 N6 E6 N47\$.									