

LOT 80
IN OR 2227/1556
GRANDE OAKS AT AMELIA REPLAT

CARSTENS DEAN
96647 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0080-0000

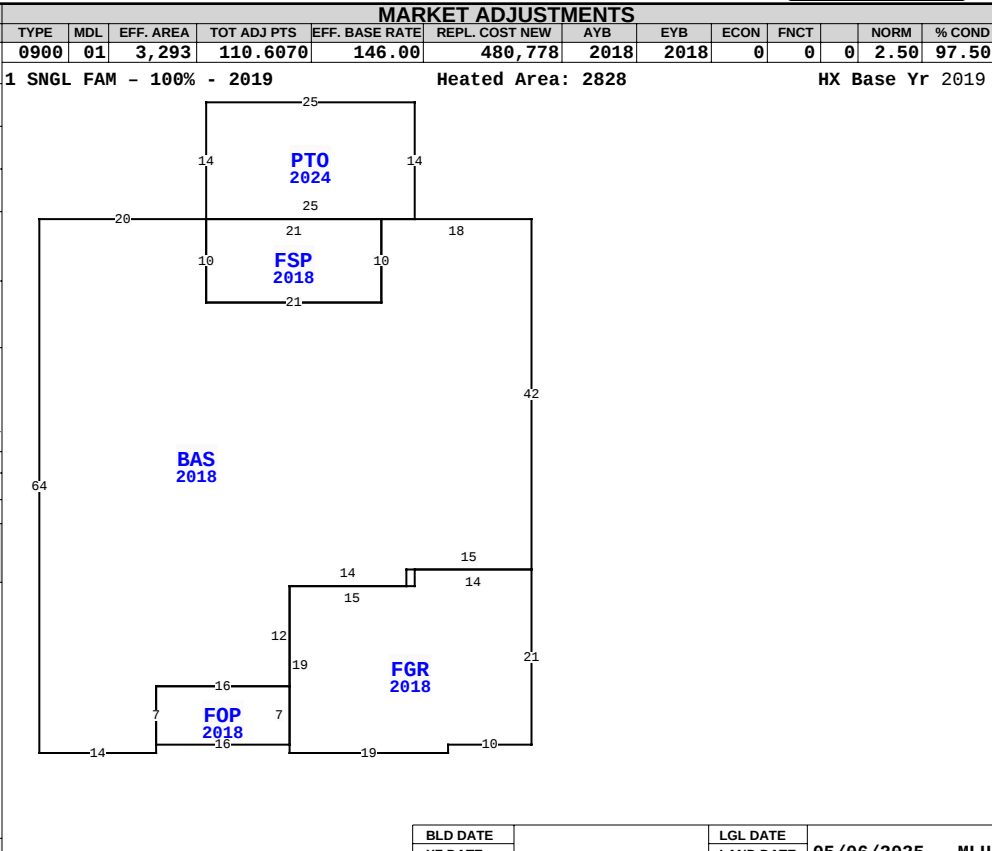


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,828	100	2018	2,828	402,566
FGR	598	55	2018	329	46,833
FOP	112	30	2018	34	4,840
FSP	210	40	2018	84	11,957
PTO	350	5	2024	18	2,562
TOTALS	4,098			3,293	468,759

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	1,080.00	SF	7.00	7.00	
2	0855	CONC PAVER	0	100	0	0	108.00	SF	7.00	7.00	
3	0462	ST/AL FNC	0	100	0	0	1,224.00	SF	10.00	10.00	



96647 GRANDE OAKS LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				468,759	
TOTAL MARKET OB/XF VALUE				18,348	
TOTAL LAND VALUE - MARKET				137,500	
TOTAL MARKET VALUE				624,607	
SOH/AGL Deduction				254,632	
ASSESSED VALUE				369,975	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				319,253	
TOTAL JUST VALUE				624,607	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				558,399	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C180680	CO ISSUED	0	09/26/2018
B1800680	NEW CONSTR	365,680	01/22/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2227/1556	9/28/2018	SW	Q	I	01	423,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: CARSTENS DEAN						
2127/0532	6/13/2017	SW	U	V	37	513,900
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018;ORIG=0,0] W18 S10 W21 N10 W20 S64 E14 N1 N7 E16 N12 E14 N2 E15 N42 \$											
FGR=[YR=2018;ORIG=-29,63] S1 E19 N1 E10 N21 W14 S2 W15 S19 \$											
FSP=[YR=2018;ORIG=-18,0] W21 S10 E21 N10 \$											
FOP=[YR=2018;ORIG=-45,63] E16 N7 W16 S7 \$											
PTO=[YR=2024;ORIG=-39,0] E25 N14 W25 S14 \$											

LAND DESCRIPTION										TOTAL OB/XF														18,348									
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	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	125,000.00	137,500.00	137,500																