

LOT 23
IN OR 2227/1577
GRANDE OAKS AT AMELIA REPLAT

DIAZ LUIS R & KRISTAL A
96302 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0023-0000



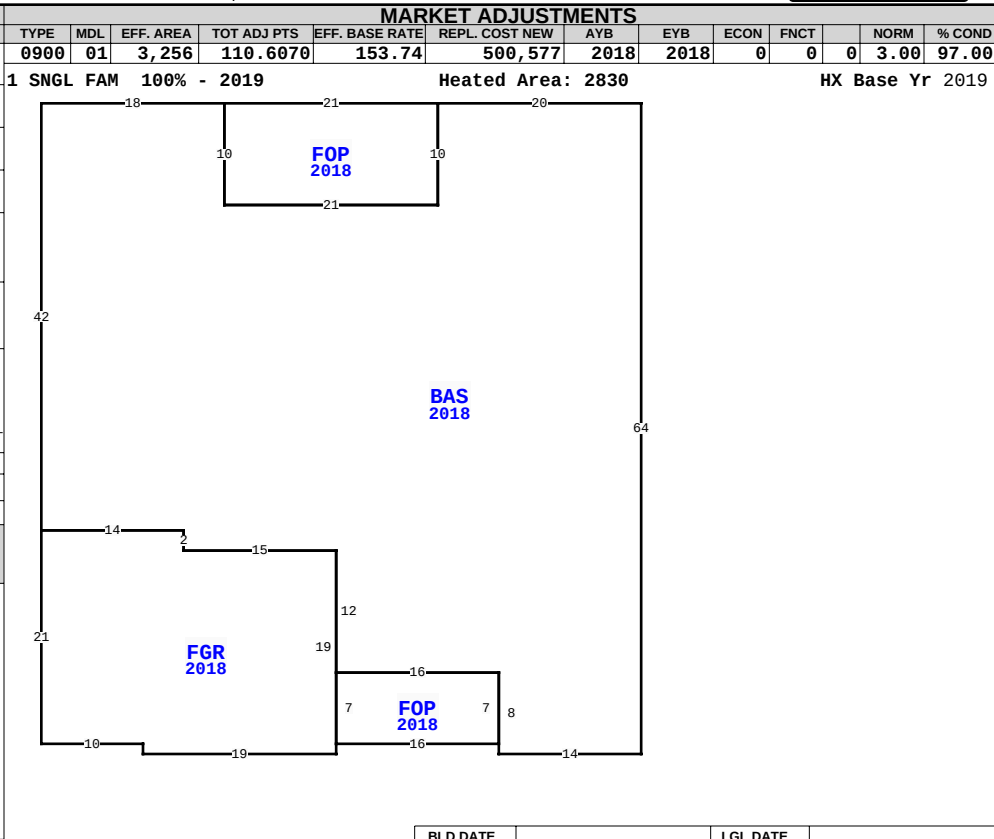
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,830	100	2018	2,830	422,031
FGR	598	55	2018	329	49,063
FOP	112	30	2018	34	5,070
FOP	210	30	2018	63	9,395
TOTALS	3,750			3,256	485,560

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0911	SCRN RM A	0	100	46	34	1,564.00	SF	18.00	18.00	
4	0860	POOL/SPA	0	100	27	0	1.00	UT	50,000.00	50,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	



TOTAL OB/XF											
69,459											

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69,459											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											4
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VALUATION BY											STANDARD
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											485,560
TOTAL MARKET OB/XF VALUE											69,459
TOTAL LAND VALUE - MARKET											135,000
TOTAL MARKET VALUE											690,019
SOH/AGL Deduction											274,990
ASSESSED VALUE											415,029
TOTAL EXEMPTION VALUE											51,411
BASE TAXABLE VALUE											363,618
TOTAL JUST VALUE											690,019
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											661,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909475	SWIM POOL	42,286	01/01/2019
C1802511	CO ISSUED	0	09/28/2018
B1802511	NEW CONSTR	366,024	03/09/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2227/1577	9/28/2018	SW	Q	I	01	382,500	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: DIAZ LUIS R & KRYST							
2175/0696	1/31/2018	SW	U	V	37	398,100	
GRANTOR: AMELIA RIVER-JACKSONV							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W20 FOP=[YR=2018] W21 S10 E21 N10\$ S10 W21 N10 W18 S42 FGR=[YR=2018] S21 E10 S1 E19 N1 FOP=[YR=2018] E16 N7 W16 S7\$ N19 W15 N2 W14\$ E14 S2 E15 S12 E16 S8 E14 N64\$.											