

NELSON DAVID SCOTT & SHANNA RUTH
96682 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

39-2N-28-0680-0046-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

17

CB STUCCO 90

Exterior Wall

21

STONE 10

Roof Structure

08

IRREGULAR 100

Roof Cover

08

CLAY TILE 100

Interior Wall

05

DRYWALL 100

Interior Floor

11

CLAY TILE 50

Interior Floor

12

HARDWOOD 50

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

5

100

Bathrooms

4.5

100

Frame Stories

02

WOOD FRAME 100

Units

2.

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

2,245

100

2007

2,245

356,904

FGR

441

55

2007

243

38,631

FGR

441

55

2007

243

38,631

FOP

60

30

2007

18

2,862

FOP

338

30

2007

101

16,057

FOP

338

30

2007

101

16,057

FST

128

55

2007

70

11,128

FUS

2,146

100

2007

2,146

341,164

TOTALS

6,137

5,167

821,434

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

0500

FP-PRE FAB

0

100

0

0

1.00

UT

3,500.00

3,500.00

100

2007

2007

3

89

3,115

4

0860

POOL/SPA

0

100

0

0

1.00

UT

60,000.00

60,000.00

100

2007

2007

05

85

51,000

5

1200

WINE VLT A

0

100

0

0

1.00

SF

3,000.00

3,000.00

100

2007

2007

3

96

2,880

LAND DESCRIPTION

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

000116

C

RES MARSH

100

RSF-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

250,000.00

250,000.00

250,000

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 250,000

Market: 0

Agricultural: 0

Common: 250,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

5,167

125.6850

174.70

902,675

2007

2007

2007

0

0

0

9.00

91.00

1 SNGL FAM

100% - 2024

Heated Area: 4391

HX Base Yr 2024

Diagram showing building footprint and area calculations. Includes labels like FOP 2007, BAS 2007, FGR 2007, FST 2007, FUS 2007.

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

821,434

TOTAL MARKET OB/XF VALUE

56,995

TOTAL LAND VALUE - MARKET

250,000

TOTAL MARKET VALUE

1,128,429

SOH/AGL Deduction

112,762

ASSESSED VALUE

1,015,667

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

964,256

TOTAL JUST VALUE

1,128,429

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

1,021,524

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B22233

REMODEL

5,000

01/01/2009

B19550

SWIM POOL

18,000

03/01/2007

E18528

ELEC OTHER

2,000

12/01/2006

M12288

MECH OTHER

0

12/01/2006

R09951

REPAIR/RRF

20,000

12/01/2006

P11536

OTHER

0

09/01/2006

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2649/794

6/20/2023

WD

Q

I

01

1,200,000

GRANTOR: OLIVER GRAEME D

GRANTEE: NELSON DAVID SCOTT

1916/0915

5/08/2014

QC

U

I

11

100

GRANTOR: OLIVER GRAEME D & TER

GRANTEE: OLIVER GRAEME D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 S12 FOP=[YR=2007] W39 S10 E6 R4 U4 E9 D4 R4 E16 N10\$ S10 W16 L4 U4 W9 D4 L4 W23 S16
FST=[YR=2007] S12 FGR=[YR=2007] S21 E21 N21 W21\$ E11 N9 U3 L3 W8\$ E8 D3 R3 S9 E15 FOP=[YR=2007] S1 E12 N5 W12 S4\$ N4 E12 S4 E13 FGR=[YR=2007] S21 E21 N21 W21\$ E21 N50\$ PTR= E20 FUS=[YR=2007] E17 FOP=[YR=2007] N10 E39 S10 W16 U4 L4 W9 D4 L4 W6 \$E6 S9 D5 R5 E7 R5 U5 N9 E16 N10 E16 S48 W3 S5 W10 N5 W2 N6 W6 N4 W13 N4 N4 W3 D1 L1 W4 U1 L1 W3 S4 S4 W11 S1 W8 S5 W7 N34\$ W20\$.