

LOT 55
IN OR 2115/976
PT OR 2046/1962

NELSON WILLIAM K &/BRANHAM-NELSON KIMBERLY D
96097 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0055-0000



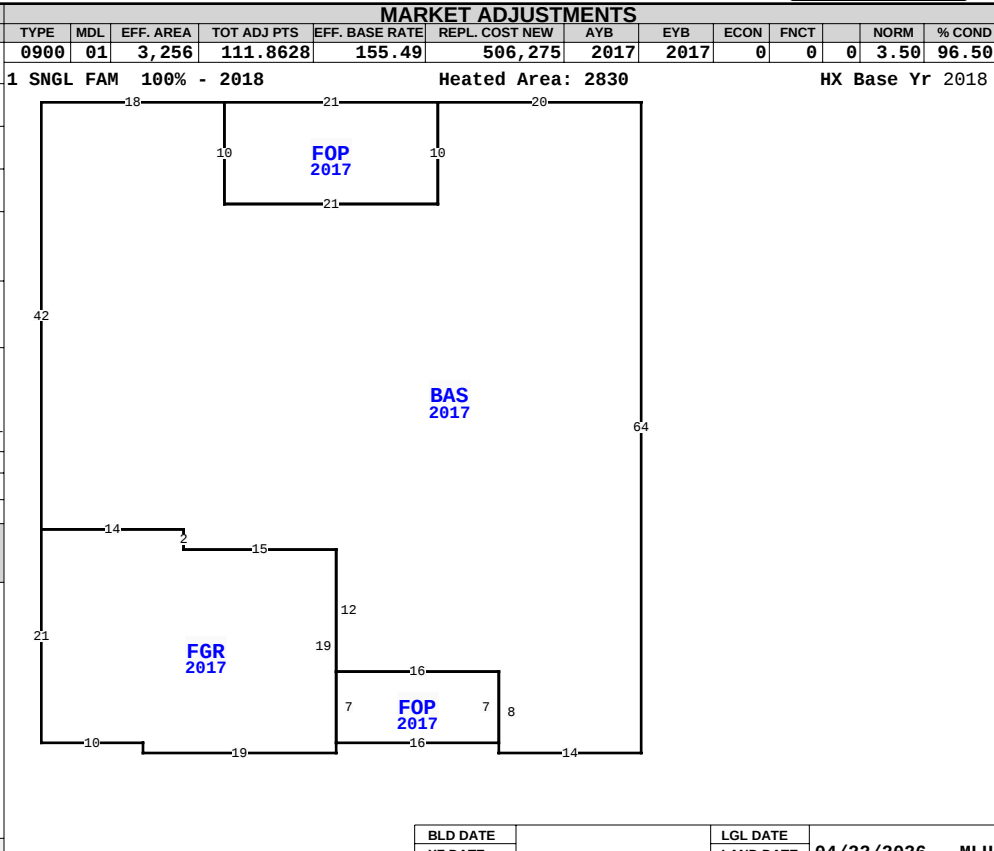
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,830	100	2017	2,830	424,636
FGR	598	55	2017	329	49,366
FOP	112	30	2017	34	5,102
FOP	210	30	2017	63	9,453
TOTALS	3,750			3,256	488,555

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
6	0600	SUMMER KIT	0 100	0	0	2.00	UT	5,000.00	5,000.00

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



TOTAL OB/XF									
56,800									

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56,800									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					488,555				
TOTAL MARKET OB/XF VALUE					56,800				
TOTAL LAND VALUE - MARKET					135,000				
TOTAL MARKET VALUE					680,355				
SOH/AGL Deduction					252,737				
ASSESSED VALUE					427,618				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					376,207				
TOTAL JUST VALUE					680,355				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					672,509				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702840	SWIM POOL	32,000	05/01/2017
B1632548	CO ISSUED	0	04/18/2017
B1632548	NEW CONSTR	354,733	06/20/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2115/0976	4/20/2017	SW	Q	I	01	370,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: NELSON WILLIAM K &							
2046/1962	5/17/2016	SW	U	V	37	660,000	
GRANTOR: AMELIA RIVER JACKSONV							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2017] W20 FOP=[YR=2017] W21 S10 E21 N10\$ S10 W21
N10 W18 S42 FGR=[YR=2017] S21 E10 S1 E19 N1 FOP=[YR=2017]
E16 N7 W16 S7\$ N19 W15 N2 W14\$ E14 S2 E15 S12 E16 S8 E14
N64\$.