

LOT 65
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

SNYDER G DEAN & DEBORAH L REVOC TRUST/SNYDER G DEA
96311 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0065-0000



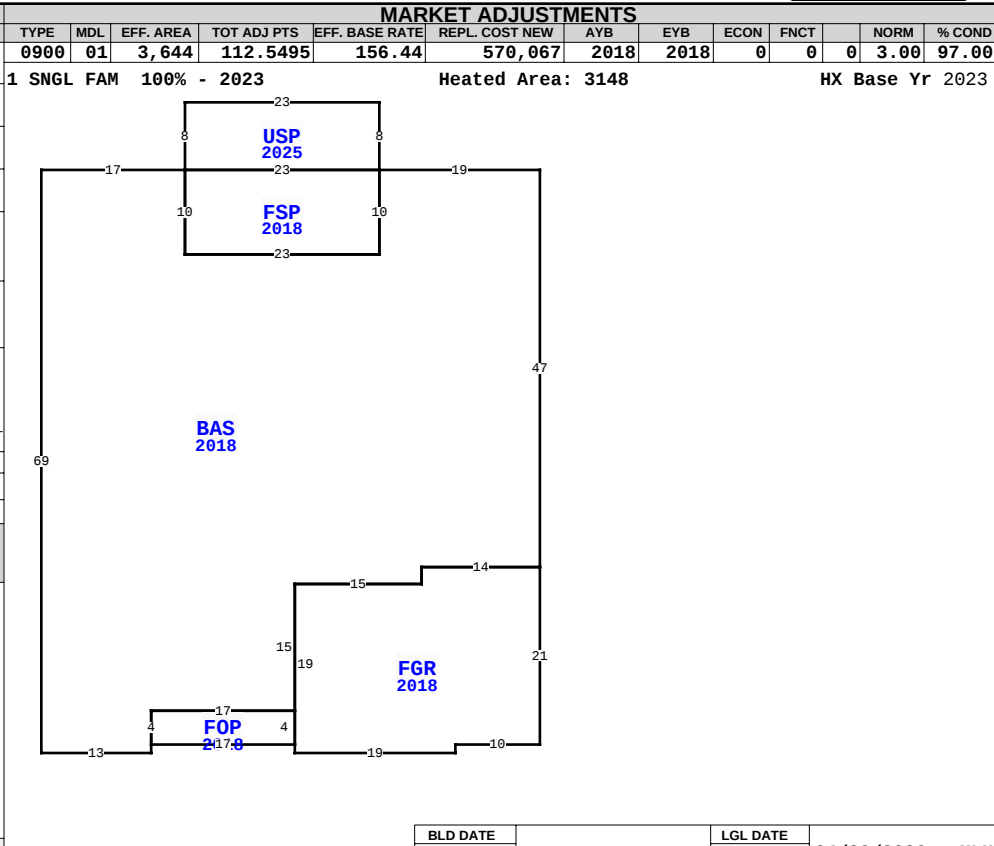
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		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	3,148	100	2018	3,148	477,699
FGR	598	55	2018	329	49,925
FOP	68	30	2018	20	3,035
FSP	230	40	2018	92	13,960
USP	184	30	2025	55	8,346
TOTALS	4,228			3,644	552,965

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
4	0600	SUMMER KIT	1	100	0	0	1.00	UT	5,000.00
5	0860	POOL/SPA	0	100	33	0	1.00	UT	50,000.00

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									
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4	0600	SUMMER KIT	1	100	0	0	1.00	UT	5,000.00
5	0860	POOL/SPA	0	100	33	0	1.00	UT	50,000.00

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5	0860	POOL/SPA	0	100	33	0	1.00	UT	50,000.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	552,965								
TOTAL MARKET OB/XF VALUE	54,500								
TOTAL LAND VALUE - MARKET	135,000								
TOTAL MARKET VALUE	742,465								
SOH/AGL Deduction	95,603								
ASSESSED VALUE	646,862								
TOTAL EXEMPTION VALUE	HX HB 51,411								
BASE TAXABLE VALUE	595,451								
TOTAL JUST VALUE	742,465								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	726,033								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230010919	POOL	125,000	08/24/2023
B230005580	COMP SCR 23X8	6,116	04/28/2023
C1708229	CO ISSUED	0	06/26/2018
B1708229	NEW CONSTR	393,652	09/18/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2563/0588	5/16/2022	WD	Q	I	01	775,000	
GRANTOR: JACKSON LEIGH A & MIC							
GRANTEE: SNYDER G DEAN & DEB							
2206/1084	6/26/2018	SW	Q	I	01	425,100	
GRANTOR: D R HORTON INC JACKSO							
GRANTEE: JACKSON LEIGH A & M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018;ORIG=0,0] W19 S10 W23 N10 W17 S69 E13 N1 N4 E17 N15 E15 N2 E14 N47 \$									
FGR=[YR=2018;ORIG=-29,68] S1 E19 N1 E10 N21 W14 S2 W15 S19 \$									
FSP=[YR=2018;ORIG=-19,0] W23 S10 E23 N10 \$									
USP=[YR=2025;ORIG=-42,0] E23 N8 W23 S8 \$									
FOP=[YR=2018;ORIG=-46,68] E17 N4 W17 S4 \$									