

LOT 20
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

BRANNIGAN PAULINE & JAMES
96254 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0020-0000



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 50
Interior Floor	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2,513	335,082
FGR	626	55	344	45,868
FOP	65	30	20	2,666
FOP	186	30	56	7,467

TOTALS 3,390 2,933 391,084

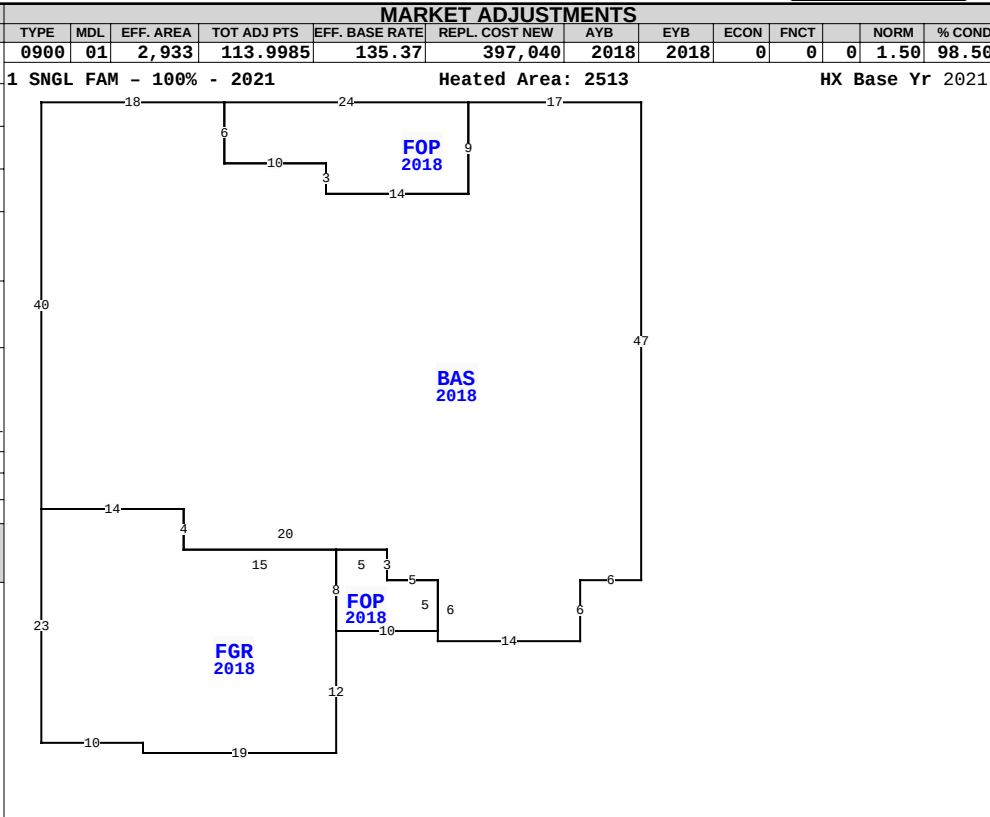
EXTRA FEATURES

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	0855	CONC PAVER	0 100	0	0	1,326.00	SF	10.00	10.00	100	2018	2018	3	98	12,995	
2	0855	CONC PAVER	0 100	0	0	72.00	SF	10.00	10.00	100	2018	2018	3	98	706	
3	0810	CONCRETE A	0 100	0	0	800.00	SF	6.50	6.50	100	2020	2020	3	99	5,148	
4	0462	ST/AL FNC	0 100	110	0	440.00	SF	10.00	10.00	100	2020	2020	3	95	4,180	
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 06/18/2021 BY KWA



96254 GRANDE OAKS LN, FERNANDINA BEACH

96254 GRANDE OAKS LN, FERNANDINA BEACH										XF DATE				LAND DATE			
										INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1,326.00	SF	10.00	10.00	100	2018	2018	3	98	12,995								
72.00	SF	10.00	10.00	100	2018	2018	3	98	706								
800.00	SF	6.50	6.50	100	2020	2020	3	99	5,148								
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1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 06/18/2021 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			391,084
TOTAL MARKET OB/XF VALUE			23,323
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			499,407
SOH/AGL Deduction			147,908
ASSESSED VALUE			351,499
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			301,499
TOTAL JUST VALUE			499,407
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			425,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812019	CO ISSUED	0	12/10/2018
B1711257	NEW CONSTR	326,063	12/18/2017

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2414/0554	11/30/2020	WD	Q	I	01	415,000

SALES DATA

GRANTOR: PLEDGER PATRICIA A &	
GRANTEE: BRANNIGAN PAULINE &	
2245/1120	12/21/2018 SW Q I 01 360,000
GRANTOR: D R HORTON INC JACKSO	
GRANTEE: PLEDGER PATRICIA A	

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=2018] W17 FOP=[YR=2018] W24 S6 E10 S3 E14 N9\$ S9 W14 N3 W10 N6 W18 S40 FGR=[YR=2018] S23 E10 S1 E19 N12 FOP=[YR=2018] E10 N5 W5 N3 W5 S8 \$ N8 W15 N4 W14\$ E14 S4 E20 S3 E5 S6 E14 N6 E6 N47\$.	

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