

LOT 67
IN OR 2186/1645
GRANDE OAKS AT AMELIA REPLAT

HICKCOX RAYMOND J & SANDRA F
96349 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0067-0000



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
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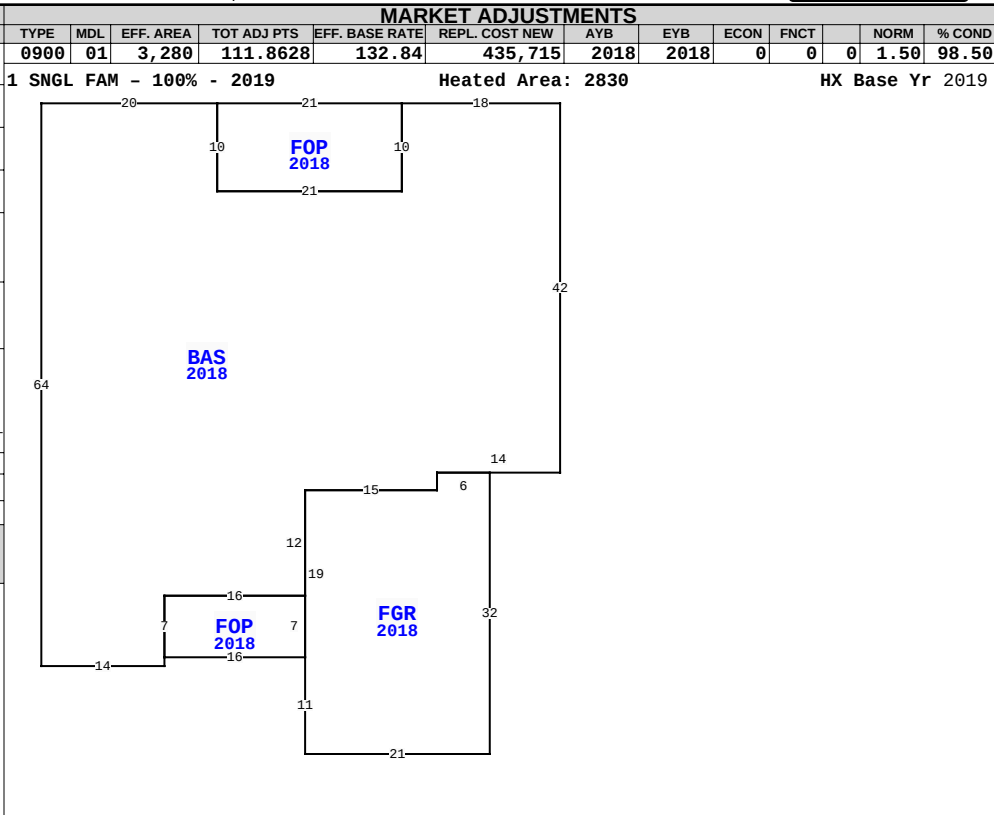
NEIGHBORHOOD/LOC	4069.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100	2,830	370,298
FGR	642	55	353	46,190
FOP	112	30	34	4,449
FOP	210	30	63	8,243

TOTALS	3,794		3,280	429,179
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,518.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	232.00	SF	10.00
3	0462	ST/AL FNC	0	100	225	0	900.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
5	0911	SCRN RM A	0	100	41	30	1,230.00	SF	17.50
6	0861	POOL GUNIT	0	100	27	13	351.00	SF	85.00
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
8	0855	CONC PAVER	0	100	0	0	1,100.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00



96349 GRANDE OAKS LN, FERNANDINA BEACH
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	429,179								
TOTAL MARKET OB/XF VALUE	86,931								
TOTAL LAND VALUE - MARKET	93,500								
TOTAL MARKET VALUE	609,610								
SOH/AGL Deduction	215,457								
ASSESSED VALUE	394,153								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	344,153								
TOTAL JUST VALUE	609,610								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	511,862								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20?	SCRN ENCLSR	11,000	01/06/2020
B2000114	SWIM POOL	47,000	01/06/2020
C1707325	CO ISSUED	0	03/29/2018
B1707325	NEW CONSTR	360,076	08/14/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2186/1645	3/29/2018	SW	Q	I	02	380,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: HICKCOX RAYMOND J &						
2086/1557	11/29/2016	SW	U	V	37	502,300
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W18 FOP=[YR=2018] W21 S10 E21 N10\$ S10 W21 N10 W20 S64 E14 N1 FOP=[YR=2018] E16 FGR=[YR=2018] S11 E21 N32 W6 S2 W15 S19\$ N7 W16 S7\$ N7 E16 N12 E15 N2 E14 N42\$.									