

LOT 17
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

WHEELER CHRISTINA A
96226 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0017-0000



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
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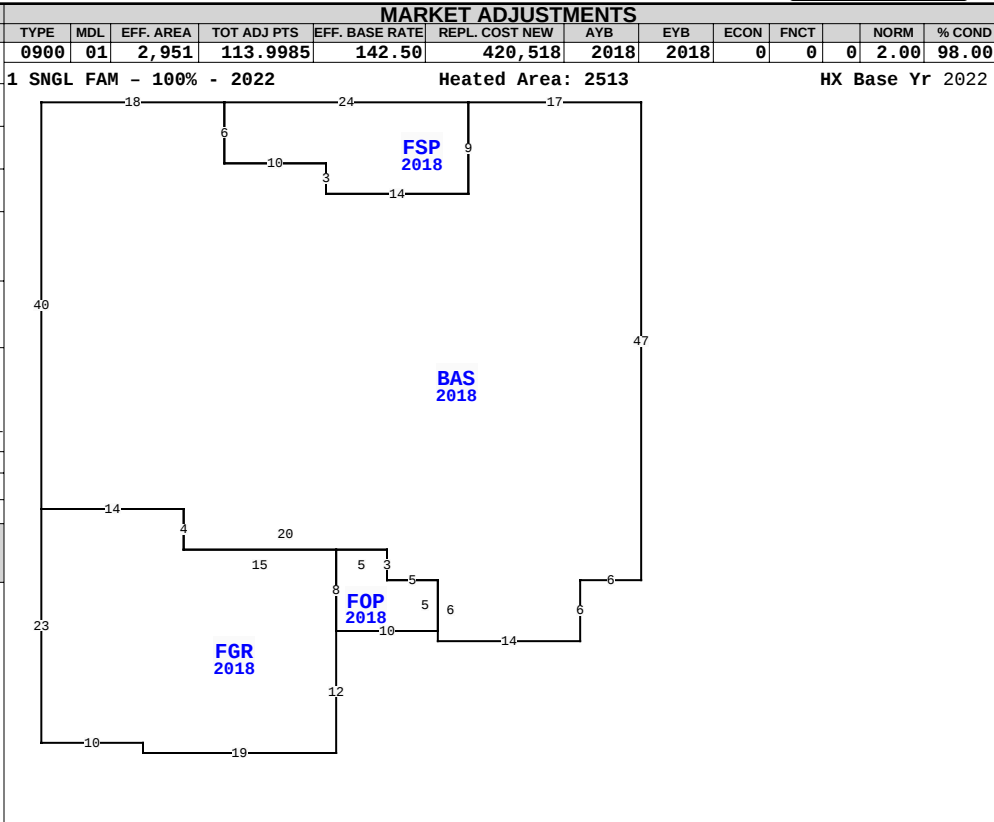
NEIGHBORHOOD/LOC	4069.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2,513	350,941
FGR	626	55	344	48,040
FOP	65	30	20	2,793
FSP	186	40	74	10,334

TOTALS	3,390		2,951	412,108
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	893.00	SF	7.00	7.00	100	2018
2	0855	CONC PAVER	0 100	0	0	78.00	SF	7.00	7.00	100	2018
3	0476	VF 6 SBPL	0 100	0	0	240.00	LF	32.00	32.00	100	2018
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	



96226 GRANDE OAKS LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2018	3	97	6,063	
2018	3	97	530	
2018	3	94	7,219	
2018	3	94	282	

TOTAL OB/XF											
14,094											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	412,108		
TOTAL MARKET OB/XF VALUE	14,094		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	511,202		
SOH/AGL Deduction	62,272		
ASSESSED VALUE	448,930		
TOTAL EXEMPTION VALUE	HX HB WX		
BASE TAXABLE VALUE	393,930		
TOTAL JUST VALUE	511,202		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	492,727		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C170954	CO ISSUED	0	09/20/2018
B1709594	NEW CONSTR	319,979	10/30/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2477/0092	6/30/2021	WD Q	Q	I	01
GRANTOR: WILLIAMS JAMES M & SU					SALE PRICE
GRANTEE: WHEELER CHRISTINA A					485,000
2227/0954	9/27/2018	SW Q	Q	I	01
GRANTOR: D R HORTON INC JACKSO					380,000
GRANTEE: WILLIAMS JAMES MICH					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W17 FSP=[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\$.											