

LOT 20
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

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

2024

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

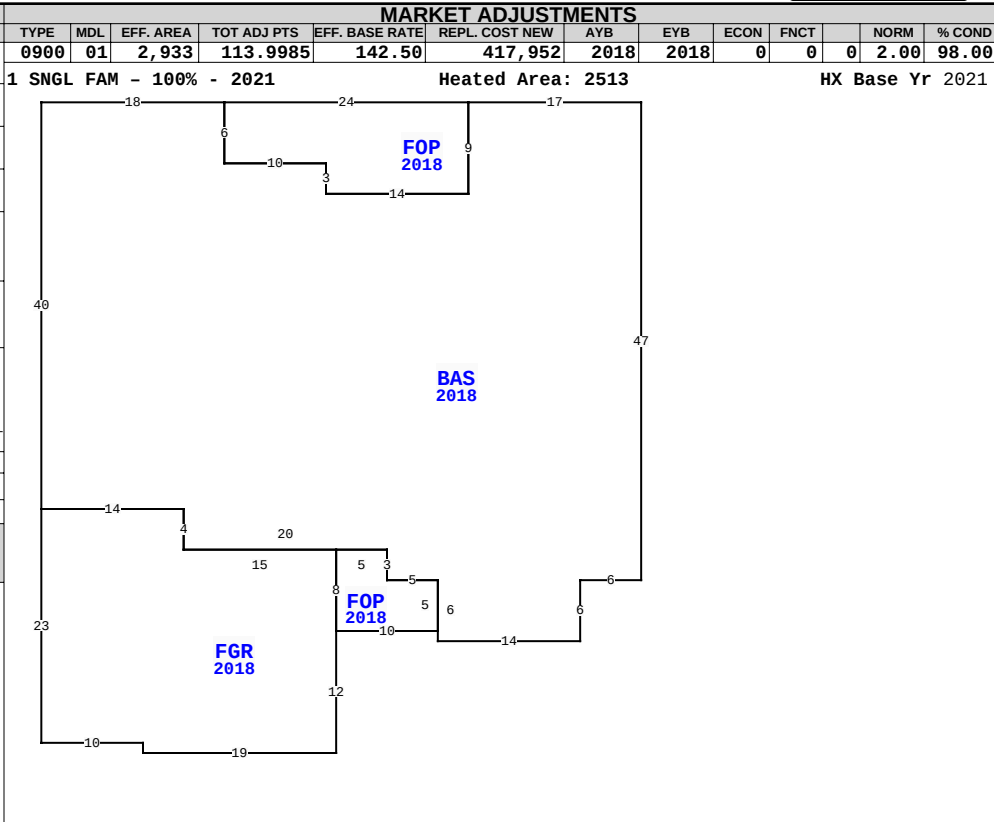
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4069.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2,513	350,941
FGR	626	55	344	48,040
FOP	65	30	20	2,793
FOP	186	30	56	7,820

TOTALS	3,390		2,933	409,593
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	1,326.00	SF	10.00	10.00	
2	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00	10.00	
3	0810	CONCRETE A	0	100	0	0	800.00	SF	6.50	6.50	
4	0462	ST/AL FNC	0	100	110	0	440.00	SF	10.00	10.00	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
23,088											

TOTAL OB/XF											
23,088											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			409,593
TOTAL MARKET OB/XF VALUE			23,088
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			517,681
SOH/AGL Deduction			155,637
ASSESSED VALUE			362,044
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			312,044
TOTAL JUST VALUE			517,681
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			499,407

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

SALES DATA							
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	
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											
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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\$.											