

LOT 33
IN OR 2166/502
(EX ESMT IN OR 1509/1048 &

ONEILL EUGENE & DONNA MH
96464 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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. 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	2,664	100	2,664	372,597
FGR	625	55	344	48,113
FOP	96	30	29	4,056
FOP	245	30	74	10,350
PTO	264	5	13	1,818

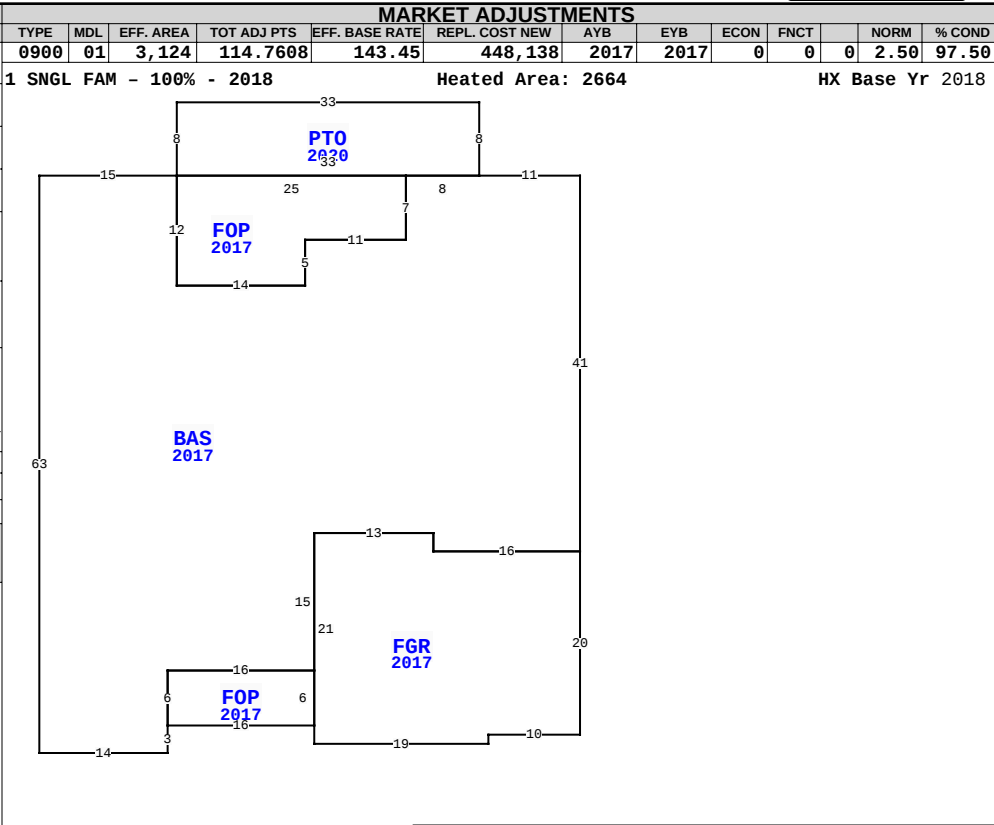
TOTALS	3,894		3,124	436,935
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	1,760.00	SF	10.00	10.00	100	2017	2017	3	97	17,072	
3	0855	CONC PAVER	0	100	0	0	63.00	SF	10.00	10.00	100	2017	2017	3	97	611	
4	0462	ST/AL FNC	0	100	50	0	200.00	SF	10.00	10.00	100	2020	2020	3	93	1,860	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
6	1076	TRELLIS A	0	100	33	8	264.00	SF	7.50	7.50	100	2020	2020	3	93	1,841	

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	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							



96464 GRANDE OAKS LN, FERNANDINA BEACH	BLD DATE	LGL DATE	06/06/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		436,935	
TOTAL MARKET OB/XF VALUE		23,632	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		635,567	
SOH/AGL Deduction		237,591	
ASSESSED VALUE		397,976	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		347,976	
TOTAL JUST VALUE		635,567	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		615,942	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706648	CO ISSUED	0	12/20/2017
B1706648	NEW CONSTR	341,579	07/25/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2166/0502	12/22/2017	SW	Q	I	01	437,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ONEILL EUGENE & DON						
2104/1297	3/01/2017	SW	U	V	37	507,600
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2017] W11 PTO=[YR=2020] N8 W33 S8 E33\$ W8
FOP=[YR=2017] W25 S12 E14 N5 E11 N7\$ S7 W11 S5 W14 N12 W15
S63 E14 N3 FOP=[YR=2017] E16FGR=[YR=2017] S2 E19 N1 E10 N20
W16 N2 W13 S21\$ N6 W16 S6\$ N6 E16 N15 E13 S2 E16 N41\$.