

**SINGLER JOHN MICHAEL/MANNING STACEY**  
96529 GRANDE OAKS LANE  
FERNADNINA BEACH, FL 32034

**39-2N-28-0680-0035-0000**



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall  
Roof Structur

3108HARDIE BRD 100  
IRREGULAR 100

RooF Cover  
Interior Wall

0305COMP SHNGL 100  
DRYWALL 80

Interior Wall  
Interior Floo

0811DECORATIVE 20  
CLAY TILE 60

Interior Floo  
Air Condition

1403CARPET 40  
CENTRAL 100

Heating Type  
Bedrooms  
Bathrooms

0404AIR DUCTED 100  
4 100  
2 100

Frame  
Stories  
Units

0201WOOD FRAME 100  
1. 100  
0 100

Occupancy

00NONE 100

Quality

04Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4069.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,2651002,265327,789  
FGR6305534650,073  
FOP9430284,052  
FSP16040649,263

TOTALS

3,1492,703391,176

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,703118.7424148.43401,206201720170002.5097.50

1 SNGL FAM - 100% - 2022Heated Area: 2265HX Base Yr 2022

The site map shows a large rectangular lot with several smaller structures or setbacks indicated by blue labels and dimensions. The main structure is labeled BAS 2017. Other areas are labeled FSP 2017, FOP 2017, and FGR 2017. Dimensions are provided for various setbacks and internal divisions.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUETOTAL JUST VALUE

NCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

648,569

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CDPRICE

2706/11984/15/2024WD Q Q I 02925,000

GRANTOR:FLEMING LAUREN C & RY

GRANTEE:SINGLER JOHN MICHAEL

2525/136712/27/2021WD Q Q I 01725,000

GRANTOR:ROBERTS JONATHAN & MA

GRANTEE:FLEMING LAUREN C &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W29 FSP=[YR=2017] W16 S10 E16 N10\$ S10 W16 N10 W14 S52 E14 N1 FOP=[YR=2017] E5 N1 E11 FGR=[YR=2017] S14 E21 N30 W21 S16\$ N4 W11 N5 W5 S10\$ N10 E5 S5 E11 N12 E29 N34\$.

EXTRA FEATURES

96474 GRANDE OAKS LN, FERNANDINA BEACHFLA 32110

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER0100583174.00SF10.0010.00100201720173971,688

20855CONC PAVER0100001,643.00SF10.0010.001002017201739715,937

30861POOL GUNIT010000288.00SF85.0085.001002018201838721,298

40911SCRN RM A010000875.00SF17.5017.501002018201838212,556

50855CONC PAVER010000587.00SF10.0010.00100201820183975,694

60855CONC PAVER010000162.00SF10.0010.00100201820183971,571

70600SUMMER KIT0100001.00UT5,000.005,000.00100201820183824,100

LAND DESCRIPTION

TOTAL OB/XF62,844

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000116CSFR MARSH100RSF-10.000.001.00LT1.001.001.00175,000.00175,000.00175,000

REVIEW DATE04/23/2024BYNWA

Total Acres: 0.00Total Land Value: 175,000Market: 0Agricultural: 0Common: 175,000

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