

LOT 39
IN OR 2219/874
(EX ESMT IN OR 1509/1048 &

SULLIVAN DEBORAH & DANIEL J III
96532 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0039-0000



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 50
Interior Floo	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	

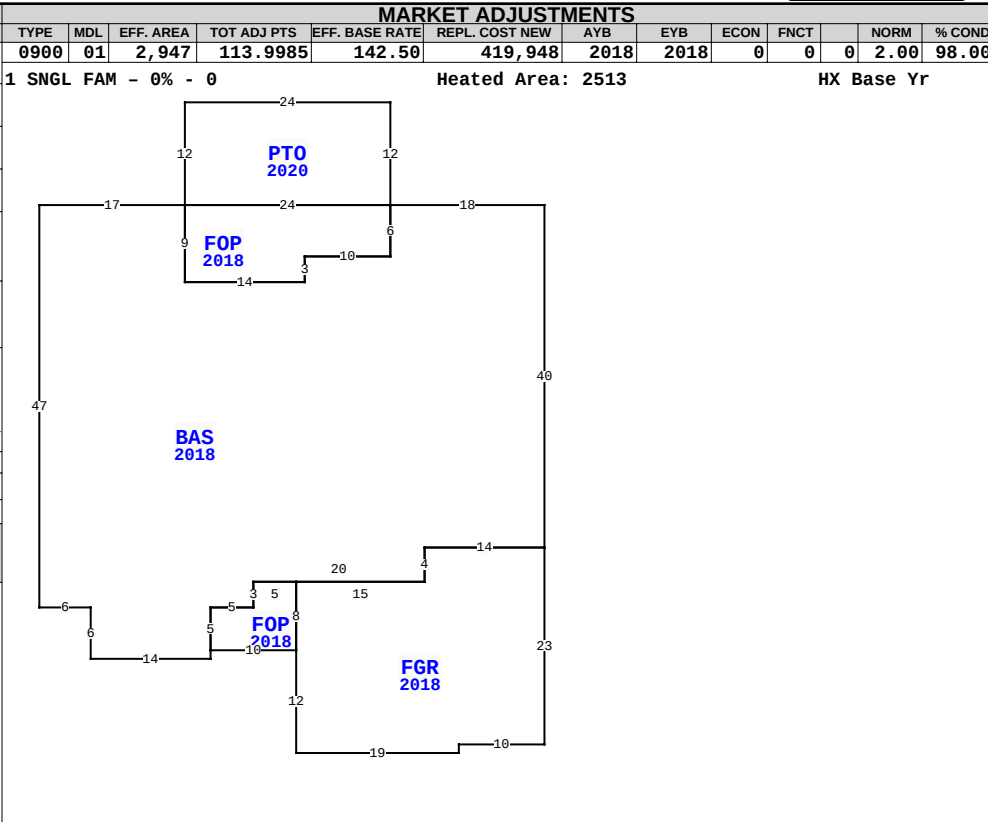
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2,513	350,941
FGR	626	55	344	48,040
FOP	65	30	20	2,793
FOP	186	30	56	7,820
PTO	288	5	14	1,955

TOTALS	3,678		2,947	411,549
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	1,160.00	SF	10.00
2	0855	CONC PAVER	0	0	0	0	104.00	SF	10.00
3	1076	TRELLIS A	0	0	24	12	288.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	0		RSF-1	0.00	0.00	1.00

REVIEW DATE 06/18/2021 BY KWA



96532 GRANDE OAKS LN, FERNANDINA BEACH	BLD DATE	LGL DATE	06/06/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0855	CONC PAVER	0	0	0	0	1,160.00	SF	10.00	10.00	100	2018	2018	3	97	11,252	
2	0855	CONC PAVER	0	0	0	0	104.00	SF	10.00	10.00	100	2018	2018	3	97	1,009	
3	1076	TRELLIS A	0	0	24	12	288.00	SF	7.50	7.50	100	2020	2020	3	93	2,009	

TOTAL OB/XF										14,270							
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
1	000116	C	SFR MARSH	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000

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

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				4
BUILDING MARKET VALUE										Tax Dist:				411,549
TOTAL MARKET OB/XF VALUE														14,270
TOTAL LAND VALUE - MARKET														175,000
TOTAL MARKET VALUE														600,819
SOH/AGL Deduction														75,524
ASSESSED VALUE														525,295
TOTAL EXEMPTION VALUE														0
BASE TAXABLE VALUE														525,295
TOTAL JUST VALUE														600,819
NCON VALUE														0
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														582,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1711254	CO ISSUED	0	08/14/2018
B1711254	NEW CONSTR	321,701	12/18/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2219/0874	8/23/2018	SW	Q	I	01	447,100	
GRANTOR: D R HORTON INC JACKSO							
GRANTEE: SULLIVAN DEBORAH &							
2086/1557	11/29/2016	SW	U	V	37	502,300	
GRANTOR: AMELIA RIVER-JACKSONV							
GRANTEE: D R HORTON INC JACK							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2018] W18 PTO=[YR=2020] N12 W24 S12 E24\$									
FOP=[YR=2018] W24 S9 E14N3 E10 N6\$ S6 W10 S3 W14 N9 W17 S47									
E6 S6 E14 N1 FOP=[YR=2018] E10 FGR=[YR=2018] S12 E19 N1 E10									
N23W14 S4 W15 S8\$ N8 W5 S3 W5 S5\$N5 E5 N3 E20 N4 E14 N40\$.									