

LOT 54
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

BLAZEHEWSKI JUSTIN E & LAUREN N
96081 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0054-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	

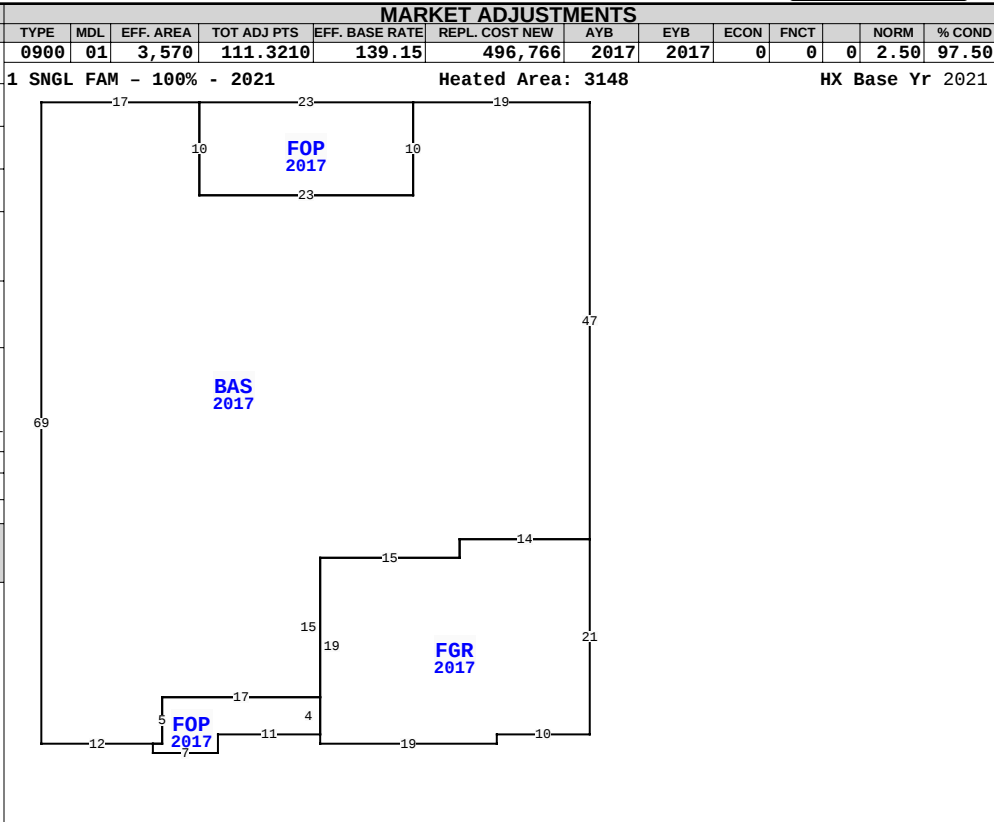
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,148	100	3,148	427,093
FGR	598	55	329	44,636
FOP	81	30	24	3,257
FOP	230	30	69	9,361

TOTALS	4,057	3,570	484,347
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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	22	3	66.00	SF	10.00	10.00	100	2017
2	0855	CONC PAVER	0 100	43	29	1,247.00	SF	10.00	10.00	100	2017
3	0855	CONC PAVER	0 100	0	0	350.00	SF	10.00	10.00	100	2020
4	0462	ST/AL FNC	0 100	75	0	300.00	SF	10.00	10.00	100	2020
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020

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	1.00

REVIEW DATE 04/23/2024 BY NWA



96081 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
2017	3	97	640	
2017	3	97	12,096	
2020	3	99	3,465	
2020	3	93	2,790	
2020	3	96	288	

TOTAL OB/XF											
19,279											

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	484,347		
TOTAL MARKET OB/XF VALUE	19,279		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	588,626		
SOH/AGL Deduction	178,192		
ASSESSED VALUE	410,434		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	360,434		
TOTAL JUST VALUE	588,626		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	566,825		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632646	CO ISSUED	0	04/27/2017
B1632646	NEW CONSTR	389,873	07/12/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2698/1764	3/08/2024	WD Q	I	I	01
GRANTOR: LAIL JOSHUA KEITH & J					SALE PRICE
GRANTEE: BLAZEHEWSKI JUSTIN					690,000
2389/1116	9/02/2020	WD Q	I	I	01
GRANTOR: HILDRETH JEFFREY & RA					465,000
GRANTEE: LAIL JOSHUA KEITH &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W19 FOP=[YR=2017] W23 S10 E23 N10\$ S10 W23 N10 W17 S69 E12 FOP=[YR=2017] S1 E7 N2 E11 FGR=[YR=2017] S1 E19 N1 E10 N21 W14 S2 W15 S19\$ N4 W17 S5 W1\$ E1 N5 E17 N15 E15 N2 E14 N47\$.											

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