

LOT 55
IN OR 2115/976
PT OR 2046/1962

NELSON WILLIAM K &/BRANHAM-NELSON KIMBERLY D
96097 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0055-0000



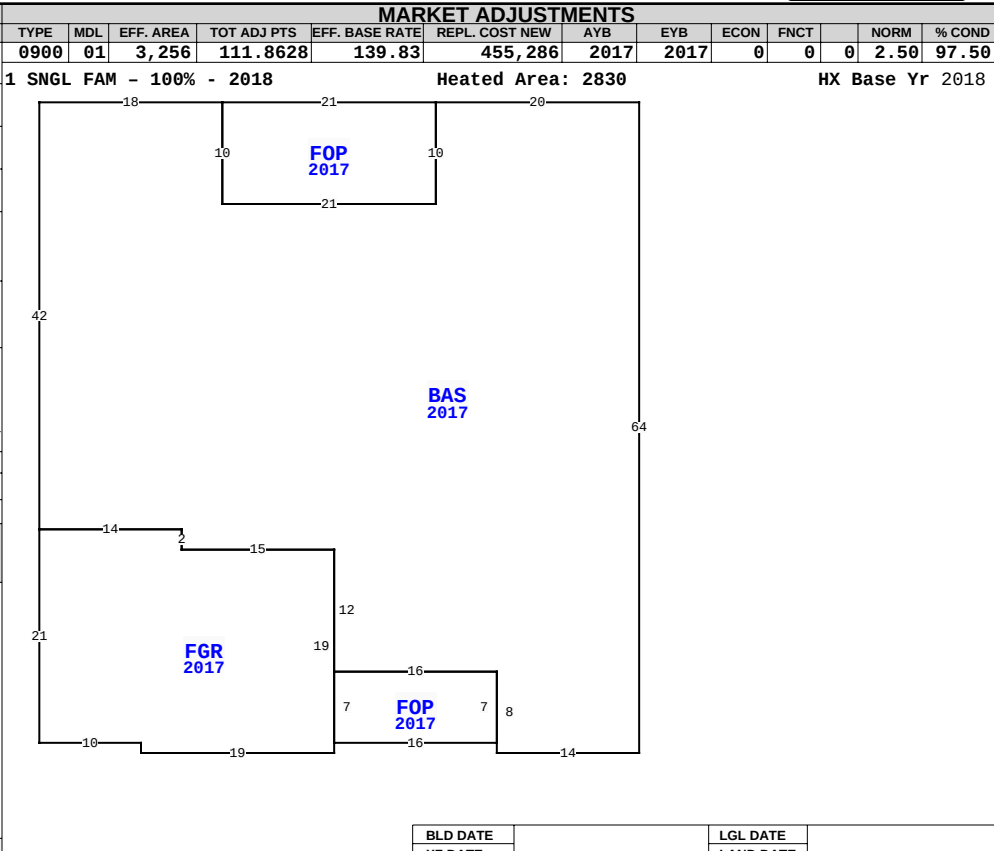
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,830	100	2,830	385,826
FGR	598	55	329	44,854
FOP	112	30	34	4,635
FOP	210	30	63	8,589
TOTALS	3,750		3,256	443,904

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	0 100	19	3	57.00	SF	10.00	10.00	100	2017	2017	3	97	553	
2	0855	CONC PAVER	0 100	41	29	1,189.00	SF	10.00	10.00	100	2017	2017	3	97	11,533	
3	0462	ST/AL FNC	0 100	204	0	816.00	SF	10.00	10.00	100	2017	2017	3	84	6,854	
4	0861	POOL GUNIT	0 100	0	0	380.00	SF	85.00	85.00	100	2017	2017	3	84	27,132	
5	0855	CONC PAVER	0 100	0	0	882.00	SF	10.00	10.00	100	2017	2017	3	97	8,555	
6	0600	SUMMER KIT	0 100	0	0	2.00	UT	5,000.00	5,000.00	100	2024	2023		100	10,000	
7	0855	CONC PAVER	0 100	0	0	575.00	SF	10.00	10.00	100	2024	2023		100	5,750	

LAND DESCRIPTION			TOTAL OB/XF 70,377													
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
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	85,000.00	93,500.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
96097 GRANDE OAKS LN, FERNANDINA BEACH			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		443,904	
TOTAL MARKET OB/XF VALUE		70,377	
TOTAL LAND VALUE - MARKET		93,500	
TOTAL MARKET VALUE		607,781	
SOH/AGL Deduction		203,140	
ASSESSED VALUE		404,641	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		354,641	
TOTAL JUST VALUE		607,781	
NCON VALUE		15,750	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		573,217	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702840	SWIM POOL	32,000	05/01/2017
B1632548	CO ISSUED	0	04/18/2017
B1632548	NEW CONSTR	354,733	06/20/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2115/0976	4/20/2017	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					SALE PRICE
GRANTEE: NELSON WILLIAM K &					
2046/1962	5/17/2016	SW	U	V	37
GRANTOR: AMELIA RIVER JACKSONV					660,000
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W20 FOP=[YR=2017] W21 S10 E21 N10\$ S10 W21 N10 W18 S42 FGR=[YR=2017] S21 E10 S1 E19 N1 FOP=[YR=2017] E16 N7 W16 S7\$ N19 W15 N2 W14\$ E14 S2 E15 S12 E16 S8 E14 N64\$.	