

LOT 64
IN OR 2161/856
GRANDE OAKS AT AMELIA REPLAT

GRADY JESSICA LAUREN & KEVIN J
96295 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0064-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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
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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	2,265	100	2,265	323,063
FGR	599	55	329	46,926
FOP	94	30	28	3,994
FSP	160	40	64	9,129

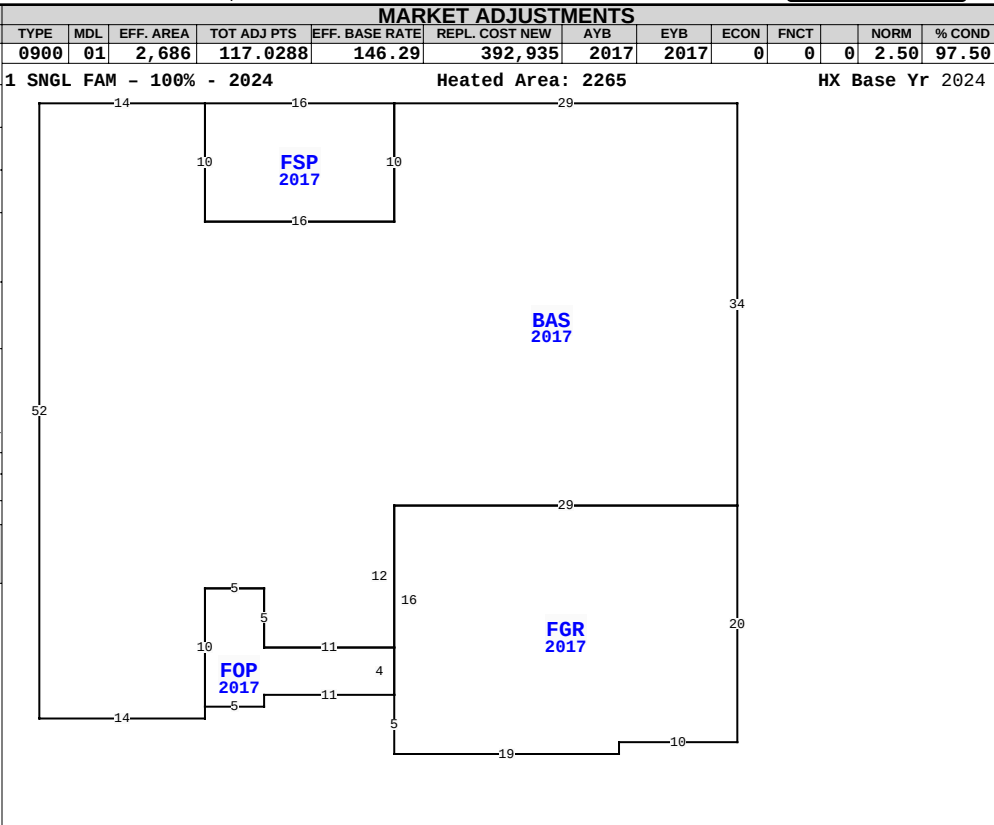
TOTALS	3,118		2,686	383,112
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EXTRA FEATURES

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	0855	CONC PAVER	0 100	21	3	63.00	SF	10.00	10.00	100	2017	2017	3	97	611	
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	222	0	888.00	SF	10.00	10.00	100	2017	2017	3	84	7,459	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	
5	0911	SCRN RM A	0 100	48	25	1,200.00	SF	17.50	17.50	100	2020	2020	3	90	18,900	
6	0861	POOL GUNIT	0 100	30	13	390.00	SF	85.00	85.00	100	2020	2020	3	93	30,830	
7	0855	CONC PAVER	0 100	0	0	885.00	SF	10.00	10.00	100	2020	2020	3	99	8,762	

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	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	93,500							



96295 GRANDE OAKS LN, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 81,525

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	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	93,500							

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		383,112
TOTAL MARKET OB/XF VALUE		81,525
TOTAL LAND VALUE - MARKET		93,500
TOTAL MARKET VALUE		558,137
SOH/AGL Deduction		0
ASSESSED VALUE		558,137
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		508,137
TOTAL JUST VALUE		558,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100107	SCRN ENCLSR	11,300	01/11/2021
B2006995	SWIM POOL	61,160	09/01/2020
C1703524	CO ISSUED	0	06/22/2017
B1703524	NEW CONSTR	288,748	12/01/2016

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2607/0528	12/08/2022	WD Q	I 01
SALE PRICE			
690,000			

GRANTOR: VAUGHN BOBBY W & DIAN			
GRANTEE: GRADY JESSICA LAURE			
2161/0856	11/30/2017	SW Q	I 01
338,800			
GRANTOR: D R HORTON INC-JACKSO			
GRANTEE: VAUGHN BOBBY W & DI			

BUILDING NOTES

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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] S5
E19 N1 E10 N20 W29 S16\$ N4 W11 N5 W5 S10\$ N10 E5 S5 E11 N12
E29 N34\$.