

LOT 67
IN OR 2186/1645
GRANDE OAKS AT AMELIA REPLAT

HICKCOX RAYMOND J & SANDRA F
96349 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0067-0000



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

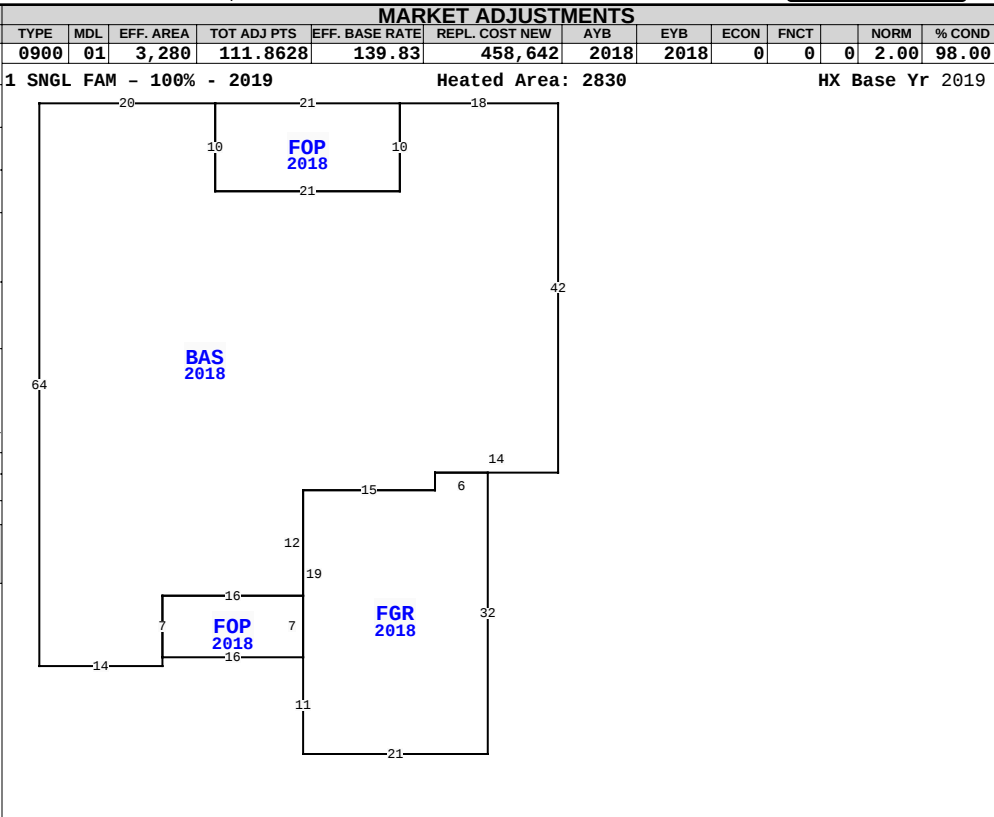
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4069.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100	2,830	387,805
FGR	642	55	353	48,373
FOP	112	30	34	4,659
FOP	210	30	63	8,633

TOTALS	3,794		3,280	449,469
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	1,518.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	232.00	SF	10.00	
3	0462	ST/AL FNC	0 100	225	0	900.00	SF	10.00	
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	
5	0911	SCRN RM A	0 100	41	30	1,230.00	SF	17.50	
6	0861	POOL GUNIT	0 100	27	13	351.00	SF	85.00	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
8	0855	CONC PAVER	0 100	0	0	1,100.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00



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

96349 GRANDE OAKS LN, FERNANDINA BEACH													
ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
100	2018	2018	3	97	14,725								
100	2018	2018	3	97	2,250								
100	2018	2018	3	87	7,830								
100	2018	2018	3	94	564								
100	2020	2020	3	90	19,373								
100	2020	2020	3	93	27,747								
100	2020	2020	3	90	1,800								
100	2020	2020	3	99	10,890								

TOTAL OB/XF										85,179		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	85,000.00	93,500.00		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				449,469	
TOTAL MARKET OB/XF VALUE				85,179	
TOTAL LAND VALUE - MARKET				93,500	
TOTAL MARKET VALUE				628,148	
SOH/AGL Deduction				222,170	
ASSESSED VALUE				405,978	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				355,978	
TOTAL JUST VALUE				628,148	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				609,610	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20?	SCRN ENCLSR	11,000	01/06/2020
B2000114	SWIM POOL	47,000	01/06/2020
C1707325	CO ISSUED	0	03/29/2018
B1707325	NEW CONSTR	360,076	08/14/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2186/1645	3/29/2018	SW	Q	I	02	380,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: HICKCOX RAYMOND J &						
2086/1557	11/29/2016	SW	U	V	37	502,300
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W18 FOP=[YR=2018] W21 S10 E21 N10\$ S10 W21 N10 W20 S64 E14 N1 FOP=[YR=2018] E16 FGR=[YR=2018] S11 E21 N32 W6 S2 W15 S19\$ N7 W16 S7\$ N7 E16 N12 E15 N2 E14 N42\$.									