

LOT 79
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

LOCKIE LIVING TRUST/LOCKIE DEANNA L TRUSTEE
96633 GRANDE OAKS LN
FERNANDINNA BEACH, FL 32034

2024

39-2N-28-0680-0079-0000



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
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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	2,846	100	2,846	385,618
FGR	642	55	353	47,830
FOP	96	30	29	3,930
FOP	210	30	63	8,536

TOTALS	3,794		3,291	445,914
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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	1,462.00	SF	7.00	
2	0855	CONC PAVER	0 100	0	0	150.00	SF	7.00	
3	0462	ST/AL FNC	0 100	0	0	744.00	SF	10.00	
4	0855	CONC PAVER	0 100	0	0	768.00	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

REVIEW DATE	04/23/2024	BY	NWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,291	110.6070	138.26	455,014	2018	2018	0	0	0	2.00	98.00	
1 SNGL FAM - 100% - 2019 Heated Area: 2846 HX Base Yr 2019													
96633 GRANDE OAKS LN, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													

TOTAL OB/XF													
25,022													
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
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00

TOTAL OB/XF													
25,022													
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
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00

REVIEW DATE	04/23/2024	BY	NWA
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					445,914				
TOTAL MARKET OB/XF VALUE					25,022				
TOTAL LAND VALUE - MARKET					93,500				
TOTAL MARKET VALUE					564,436				
SOH/AGL Deduction					198,926				
ASSESSED VALUE					365,510				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					315,510				
TOTAL JUST VALUE					564,436				
NCON VALUE					7,603				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					537,043				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800683	CO ISSUED	0	10/15/2018
B1800683	NEW CONSTR	367,631	01/22/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2720/1495	6/24/2024	WD	Q	I	01	815,000	
GRANTOR: RUSSELL DANIEL J & CO							
GRANTEE: LOCKIE LIVING TRUST							
2230/1713	10/15/2018	SW	Q	I	01	431,000	
GRANTOR: D R HORTON INC JACKSO							
GRANTEE: RUSSELL DANIEL J &							

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\$ N6 W16 S6\$ N6 E16 N13 E15 N2 E14 N42\$.									