LOT 10
IN OR 2188/1783
GRANDE OAKS AT AMELIA REPLAT

COOK CRAIG DANE & JAMIE POPEJOY
96104 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0010-0000

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

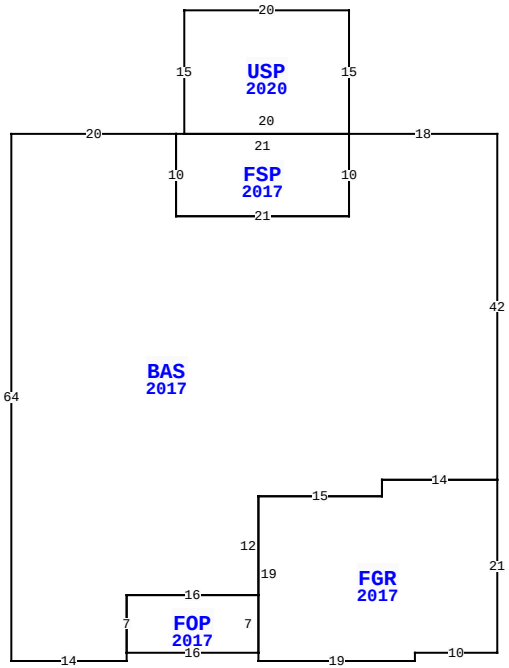
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100	2017	2,830	405,342
FGR	598	55	2017	329	47,123
FOP	112	30	2017	34	4,869
FSP	210	40	2017	84	12,031
USP	300	30	2020	90	12,890
TOTALS	4,050			3,367	482,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,367	111.8628	147.66	497,171	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2024 Heated Area: 2830 HX Base Yr 2024



96104 GRANDE OAKS LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		482,256
TOTAL MARKET OB/XF VALUE		20,958
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		628,214
SOH/AGL Deduction		181,908
ASSESSED VALUE		446,306
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		390,584
TOTAL JUST VALUE		628,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B202689	USP	7,245	04/09/2020
C1632545	CO ISSUED	0	05/24/2017
B1632545	NEW CONSTR	355,068	06/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/223	12/15/2023	WD	Q	I	01	671,000
GRANTOR: BOWLING TRAVIS D & LI						
GRANTEE: COOK CRAIG DANE & J						
2188/1783	4/06/2018	WD	Q	I	02	390,000
GRANTOR: MCDOUGALL LORI A						
GRANTEE: BOWLING TRAVIS D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 USP=[YR=2020] N15 W20 S15 E20$
FSP=[YR=2017] W21 S10 E21 N10$ S10 W21 N10 W20 S64 E14 N1
FOP=[YR=2017] E16 FGR=[YR=2017] S1 E19 N1 E10 N21 W14 S2
W15 S19$ N7 W16 S7$ N7 E16 N12 E15N2 E14 N42$.

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	18	3	54.00	SF	10.00	10.00	100	2017	2017	3	96	518	
2	0855	CONC PAVER	0	100	40	28	1,120.00	SF	10.00	10.00	100	2017	2017	3	96	10,752	
3	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	100	2017	2017	3	81	3,888	
4	0462	ST/AL FNC	0	100	114	0	456.00	SF	10.00	10.00	100	2017	2017	3	81	3,694	
5	0820	WOOD WALK	0	100	16	16	256.00	SF	11.75	11.75	100	2020	2020	3	70	2,106	

LAND DESCRIPTION

TOTAL OB/XF 20,958

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 06/18/2021 BY KWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS