

LOT 13
IN OR 2222/771
GRANDE OAKS AT AMELIA REPLAT

ROUTT RONALD E & BRENDA S
96158 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0013-0000



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		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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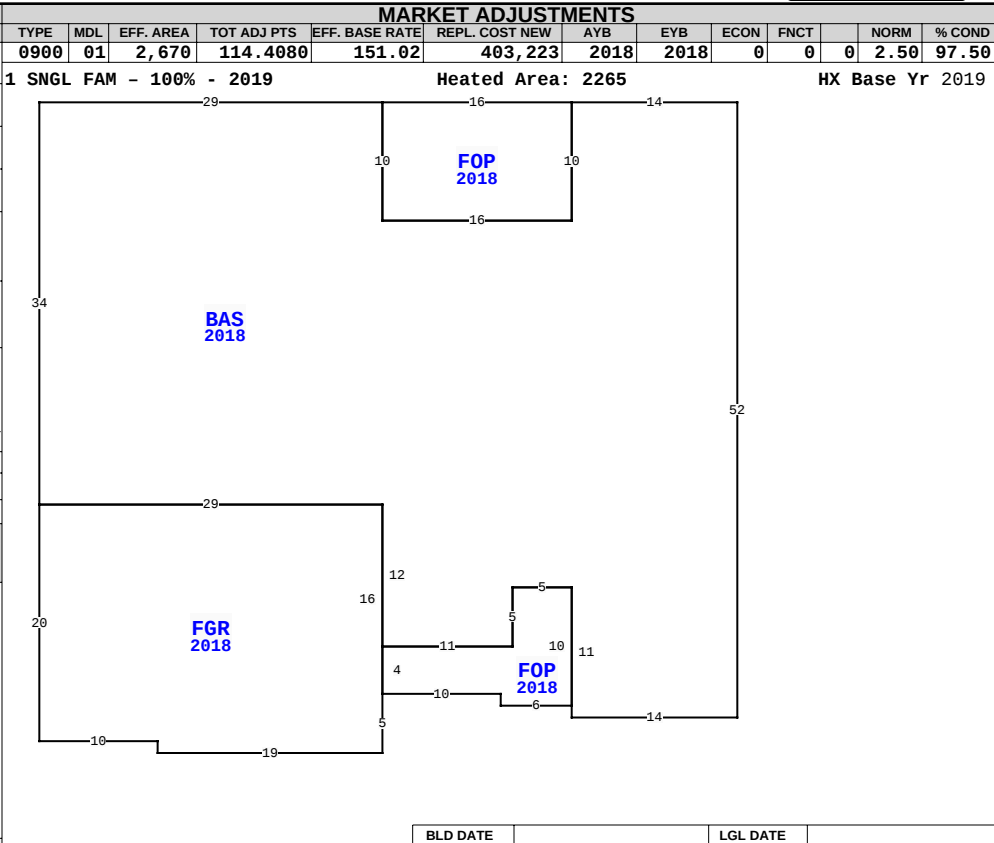
NEIGHBORHOOD/LOC	4069.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100	2018	2,265	333,509
FGR	599	55	2018	329	48,444
FOP	95	30	2018	28	4,123
FOP	160	30	2018	48	7,068
TOTALS	3,119			2,670	393,142

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	0	874.00	SF	10.00	10.00	100	2018	2018	3	97	8,478	
2	0855	CONC PAVER	0	100	0	0	92.00	SF	10.00	10.00	100	2018	2018	3	97	892	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



96158 GRANDE OAKS LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF		
9,370		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		393,142	
TOTAL MARKET OB/XF VALUE		9,370	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		527,512	
SOH/AGL Deduction		217,944	
ASSESSED VALUE		309,568	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		258,846	
TOTAL JUST VALUE		527,512	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		468,570	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709589	CO ISSUED	0	08/31/2018
B1709589	NEW CONSTR	297,647	10/30/2017

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2222/0771	8/31/2018	SW Q	I 01
SALE PRICE			
348,000			
GRANTOR: D R HORTON INC-JACKSO			
GRANTEE: ROUTT RONALD E & BR			
2104/1297	3/01/2017	SW U	V 37
507,600			
GRANTOR: AMELIA RIVER-JACKSONV			
GRANTEE: D R HORTON INC-JACK			

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2018]	W14	FOP=[YR=2018]
W16	S10	E16
N10	S10	W16
N10	S10	W16
W29	S34	FGR=[YR=2018]
S20	E10	S1
E19	N5	FOP=[YR=2018]
E10	S1	E6
N10	W5	S5
W11	S4\$	N16
W29\$	E29	S12
E11	N5	E5
S11	E14	N52\$