LOT 18
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

MARTIN CLINTON F III & SHOCHANNAH C
96236 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0018-0000

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

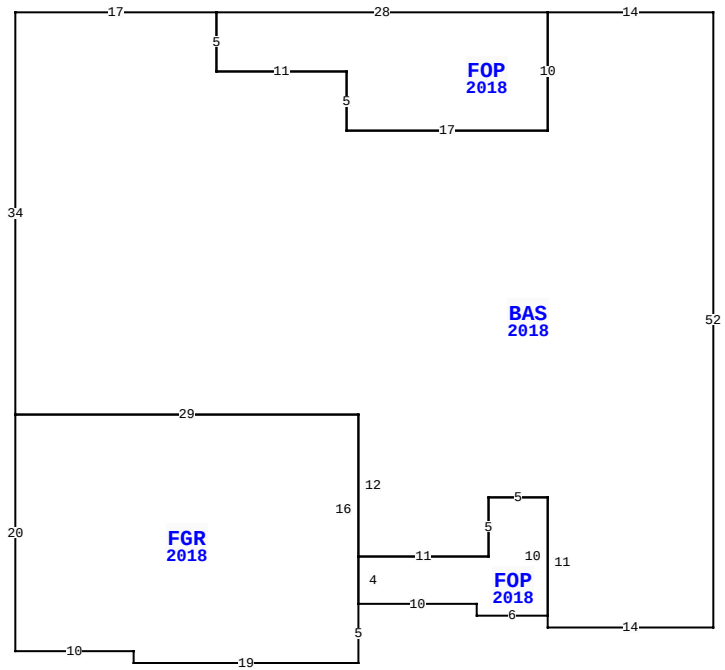
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100	2018	2,200	323,938
FGR	599	55	2018	329	48,444
FOP	95	30	2018	28	4,123
FOP	225	30	2018	68	10,012
TOTALS	3,119			2,625	386,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,625	114.4080	151.02	396,428	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2020 Heated Area: 2200 HX Base Yr 2020



96236 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		386,517
TOTAL MARKET OB/XF VALUE		21,998
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		533,515
SOH/AGL Deduction		220,671
ASSESSED VALUE		312,844
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,122
TOTAL JUST VALUE		533,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812018	CO ISSUED	0	12/10/2018
B1710295	NEW CONSTR	292,311	11/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2256/0870	2/20/2019	SW	Q	I	01	346,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: MARTIN CLINTON F II						
2145/0965	9/07/2017	SW	U	V	37	478,800
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] W28 S5 E11 S5 E17 N10$ S10 W17 N5 W11 N5 W17 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$.

EXTRA FEATURES

LN	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	1,280.00	SF	10.00	10.00	100	2018	2018	3	97	12,416	
2	0855	CONC PAVER	0	100	0	0	66.00	SF	10.00	10.00	100	2018	2018	3	97	640	
3	0476	VF 6 SBPL	0	100	0	0	285.00	LF	32.00	32.00	100	2018	2018	3	92	8,390	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 21,998

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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