

LOT 19
IN OR 2244/309
GRANDE OAKS AT AMELIA REPLAT

MCMULLIN SHELTON & SUZANNE
96246 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0019-0000



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

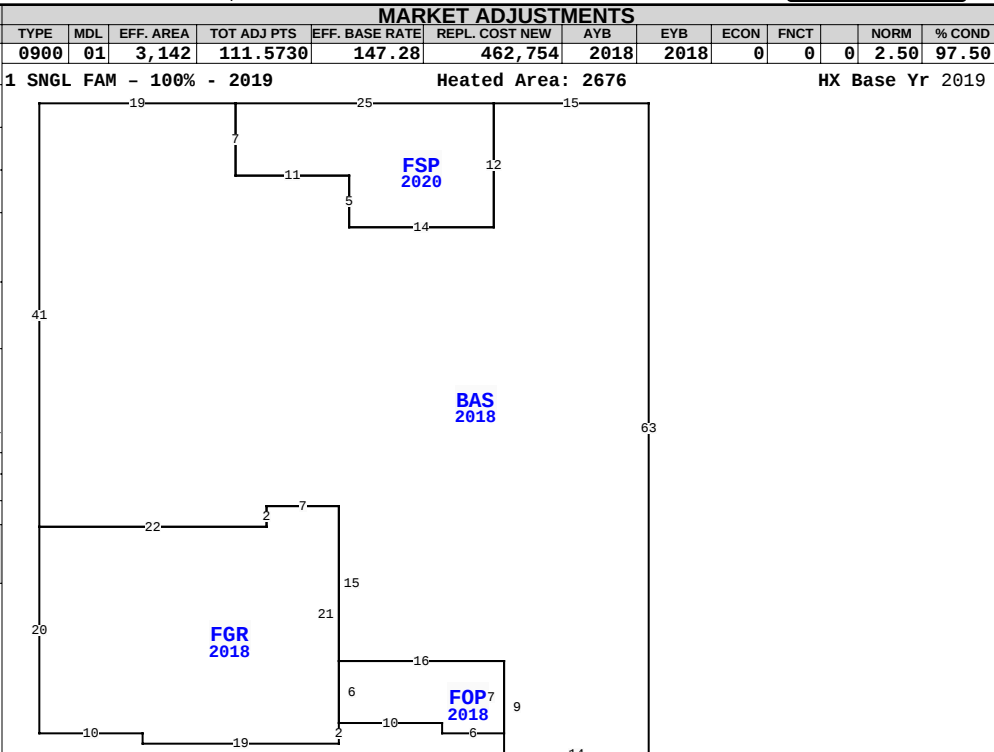
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4069.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,676	100	2018	2,676	384,268
FGR	613	55	2018	337	48,392
FOP	102	30	2018	31	4,452
FSP	245	40	2020	98	14,072

TOTALS	3,636			3,142	451,185
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		983.00 SF	10.00
2	0855	CONC PAVER	0	100	0	0		72.00 SF	10.00
3	0855	CONC PAVER	0	100	0	0		750.00 SF	10.00



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

96246 GRANDE OAKS LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		451,185	
TOTAL MARKET OB/XF VALUE		17,583	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		593,768	
SOH/AGL Deduction		243,509	
ASSESSED VALUE		350,259	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		299,537	
TOTAL JUST VALUE		593,768	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		532,109	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811800	CO ISSUED	0	11/30/2018
B1711253	NEW CONSTR	346,118	12/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2244/0309	12/14/2018	SW	Q	I	02	372,900
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: MCMULLIN SHELTON &						
2145/0965	9/07/2017	SW	U	V	37	478,800
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W15 FSP=[YR=2020] W25 S7 E11 S5 E14 N12\$ S12 W14 N5 W11 N7 W19 S41 FGR=[YR=2018] S20 E10 S1 E19 N2 FOP=[YR=2018] E10 S1 E6 N7 W16 S6 \$ N21 W7 S2 W22\$ E22 N2 E7 S15 E16 S9 E14 N63\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00