LOT 23
IN OR 2227/1577
GRANDE OAKS AT AMELIA REPLAT

DIAZ LUIS R & KRYSTAL A
96302 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0023-0000

NASSAU COUNTY PROPERTY

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

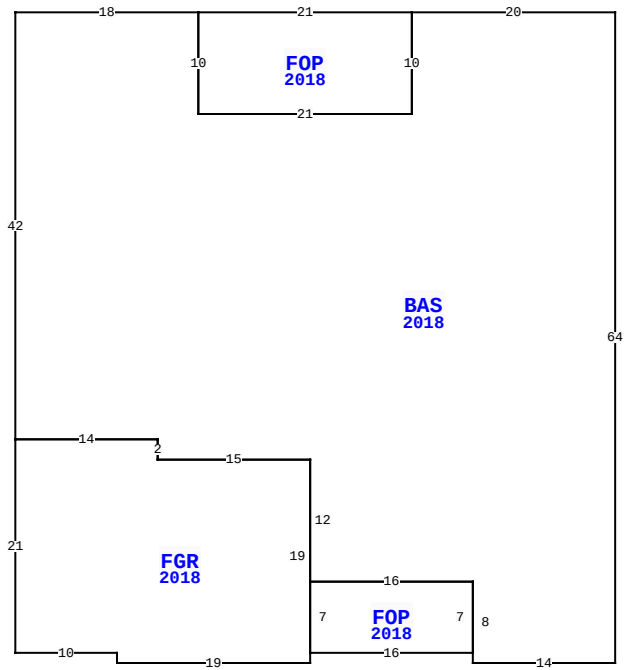
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100	2018	2,830	402,851
FGR	598	55	2018	329	46,833
FOP	112	30	2018	34	4,840
FOP	210	30	2018	63	8,968
TOTALS	3,750			3,256	463,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,256	110.6070	146.00	475,376	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 2830 HX Base Yr 2019



96302 GRANDE OAKS LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		463,492
TOTAL MARKET OB/XF VALUE		72,929
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		661,421
SOH/AGL Deduction		257,303
ASSESSED VALUE		404,118
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		353,396
TOTAL JUST VALUE		661,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909475	SWIM POOL	42,286	01/01/2019
C1802511	CO ISSUED	0	09/28/2018
B1802511	NEW CONSTR	366,024	03/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2227/1577	9/28/2018	SW	Q	I	01	382,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DIAZ LUIS R & KRYST						
2175/0696	1/31/2018	SW	U	V	37	398,100
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 FOP=[YR=2018] W21 S10 E21 N10$ S10 W21 N10 W18 S42 FGR=[YR=2018] S21 E10 S1 E19 N1 FOP=[YR=2018] E16 N7 W16 S7$ N19 W15 N2 W14$ E14 S2 E15 S12 E16 S8 E14 N64$.

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	1,080.00	SF	10.00	10.00	100	2018	2018	3	97	10,476	
2	0855	CONC PAVER	0	100	0	0	57.00	SF	10.00	10.00	100	2018	2018	3	97	553	
3	0911	SCRN RM A	0	100	46	34	1,564.00	SF	17.50	17.50	100	2019	2019	3	82	22,443	
4	0861	POOL GUNIT	0	100	27	14	378.00	SF	85.00	85.00	100	2019	2019	3	87	27,953	
5	0855	CONC PAVER	0	100	0	0	1,186.00	SF	10.00	10.00	100	2019	2019	3	97	11,504	

LAND DESCRIPTION

TOTAL OB/XF 72,929

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 06/21/2019 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS