

LOT 24
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

MALEY PATRICK A & KATHERINE N
96318 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0024-0000



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		

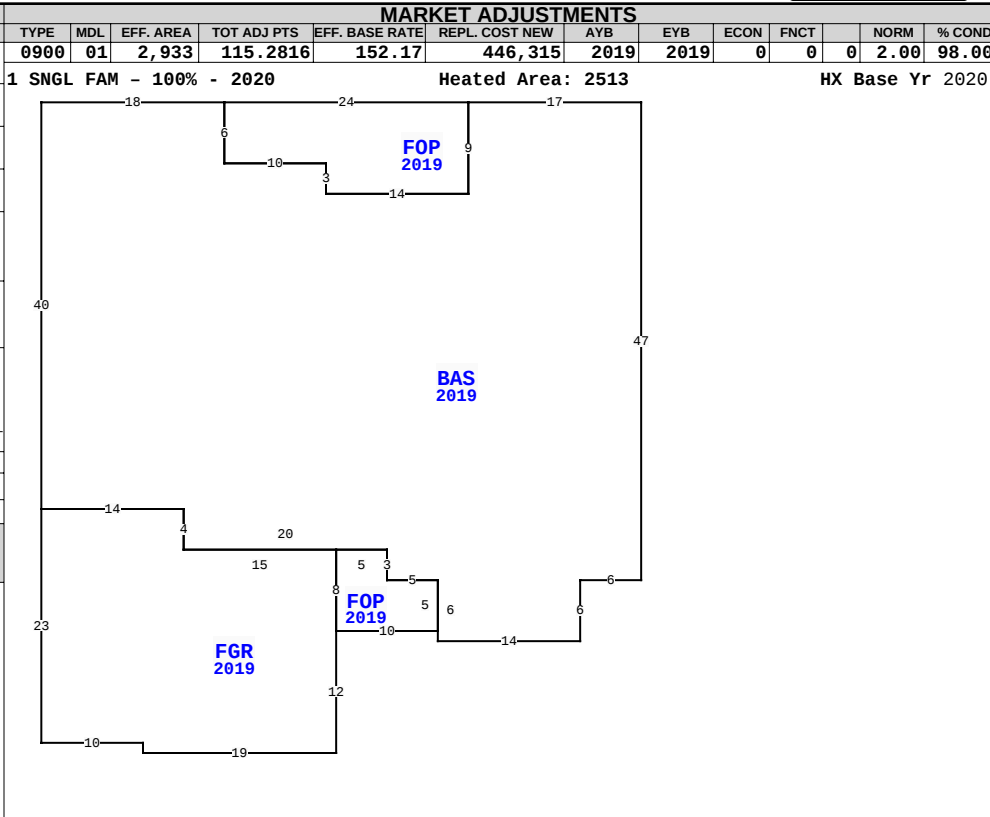
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2019	2,513	374,755
FGR	626	55	2019	344	51,299
FOP	65	30	2019	20	2,982
FOP	186	30	2019	56	8,352

TOTALS	3,390			2,933	437,389
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	24	3	72.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	1,036.00	SF	10.00	
3	0911	SCRN RM A	0 100	45	28	1,260.00	SF	17.50	
4	0861	POOL GUNIT	0 100	30	14	420.00	SF	85.00	
5	0855	CONC PAVER	0 100	0	0	840.00	SF	10.00	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	

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

REVIEW DATE 06/18/2021 BY KWA



96318 GRANDE OAKS LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	24	3	72.00	SF	10.00	10.00	100	2019	2019	3	97	698	
2	0855	CONC PAVER	0 100	0	0	1,036.00	SF	10.00	10.00	100	2019	2019	3	97	10,049	
3	0911	SCRN RM A	0 100	45	28	1,260.00	SF	17.50	17.50	100	2020	2020	3	86	18,963	
4	0861	POOL GUNIT	0 100	30	14	420.00	SF	85.00	85.00	100	2020	2020	3	90	32,130	
5	0855	CONC PAVER	0 100	0	0	840.00	SF	10.00	10.00	100	2020	2020	3	98	8,232	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720	

TOTAL OB/XF										71,792						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										437,389				
TOTAL MARKET OB/XF VALUE										71,792				
TOTAL LAND VALUE - MARKET										125,000				
TOTAL MARKET VALUE										634,181				
SOH/AGL Deduction										250,408				
ASSESSED VALUE										383,773				
TOTAL EXEMPTION VALUE										50,722				
BASE TAXABLE VALUE										333,051				
TOTAL JUST VALUE										634,181				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										575,326				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000793	SWIM POOL	30,000	01/28/2020
B2000630	SCRN ENCSLRE	11,000	01/22/2020
C1803301	CO ISSUED	0	05/14/2019
B1803301	NEW CONSTR	333,257	04/02/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2277/1648	5/28/2019	SW	Q	I	01	369,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: MALEY PATRICK & KAT							
2175/0696	1/31/2018	SW	U	V	37	398,100	
GRANTOR: AMELIA RIVER-JACKSONV							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W17 FOP=[YR=2019] W24 S6 E10 S3 E14 N9\$ S9 W14 N3 W10 N6 W18 S40 FGR=[YR=2019] S23 E10 S1 E19 N12 FOP=[YR=2019] E10 N5 W5 N3 W5 S8\$ N8 W15 N4 W14\$ E14 S4 E20 S3 E5 S6 E14 N6 E6 N47\$.									

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