

LOT 26
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

LUKANUS SUSAN ANN & JOSEPH STANLEY
96354 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0026-0000



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 70
Interior Floo	14	CARPET 30
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		

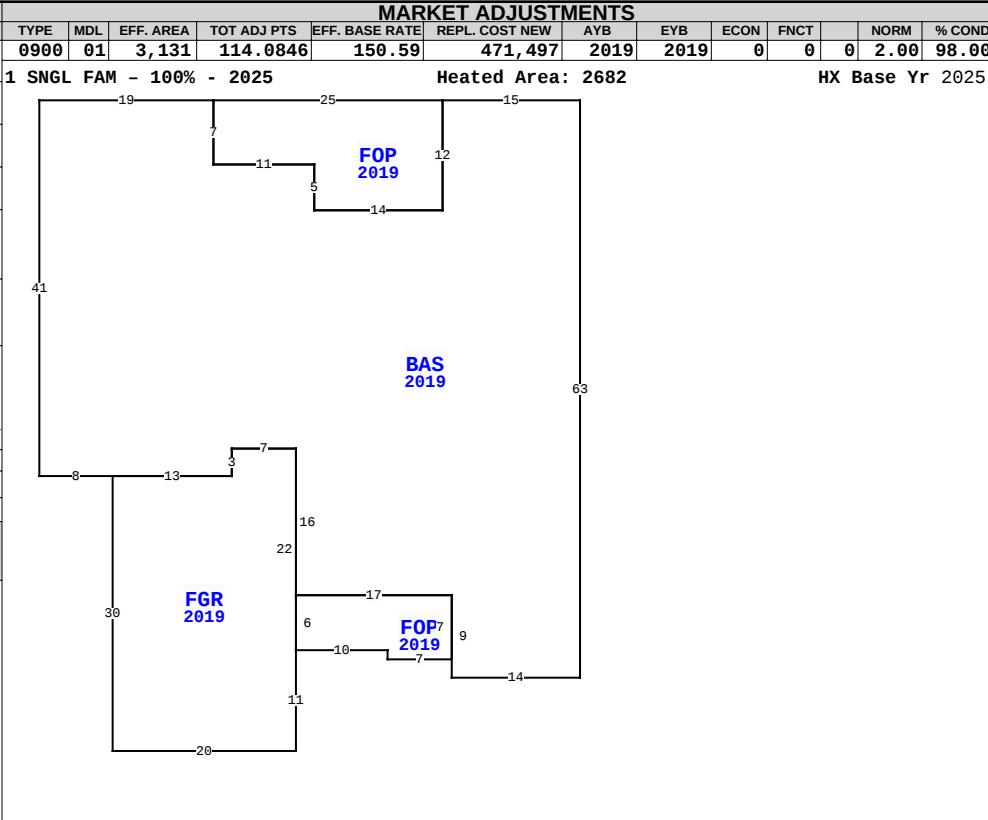
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,682	100	2019	2,682	395,804
FGR	621	55	2019	342	50,472
FOP	109	30	2019	33	4,870
FOP	245	30	2019	74	10,921

TOTALS	3,657			3,131	462,067
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	60	3	180.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	1,705.00	SF	10.00
3	0911	SCRN RM A	0	100	40	30	1,200.00	SF	17.50
4	0861	POOL GUNIT	0	100	0	0	478.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	722.00	SF	10.00
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
7	0855	CONC PAVER	0	100	4	4	16.00	SF	10.00
8	0855	CONC PAVER	0	100	4	4	16.00	SF	10.00

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 01/07/2019 BY DJ



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

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	60	3	180.00	SF	10.00	10.00	100	2019	2019	3	97	1,746	
2	0855	CONC PAVER	0	100	0	0	1,705.00	SF	10.00	10.00	100	2019	2019	3	97	16,539	
3	0911	SCRN RM A	0	100	40	30	1,200.00	SF	17.50	17.50	100	2019	2019	3	82	17,220	
4	0861	POOL GUNIT	0	100	0	0	478.00	SF	85.00	85.00	100	2019	2019	3	87	35,348	
5	0855	CONC PAVER	0	100	0	0	722.00	SF	10.00	10.00	100	2019	2019	3	97	7,003	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	82	1,640	
7	0855	CONC PAVER	0	100	4	4	16.00	SF	10.00	10.00	100	2019	2019	3	97	155	
8	0855	CONC PAVER	0	100	4	4	16.00	SF	10.00	10.00	100	2019	2019	3	97	155	

TOTAL OB/XF										79,806							
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	LAND VALUE
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

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

NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										4							
VALUATION BY										STANDARD							
Tax Group: 4										Tax Dist:							
BUILDING MARKET VALUE										462,067							
TOTAL MARKET OB/XF VALUE										79,806							
TOTAL LAND VALUE - MARKET										125,000							
TOTAL MARKET VALUE										666,873							
SOH/AGL Deduction										424,998							
ASSESSED VALUE										241,875							
TOTAL EXEMPTION VALUE										50,722							
BASE TAXABLE VALUE										191,153							
TOTAL JUST VALUE										666,873							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										607,024							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904737	SWIM POOL	37,000	05/01/2019
C1800978	CO ISSUED	0	03/29/2019
B1800978	NEW CONSTR	340,975	01/29/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2706/1091	4/18/2024	WD	Q	I	01	760,000	
GRANTOR: WAINER KYLIE LYN							
GRANTEE: LUKANUS SUSAN ANN &							
2548/0113	3/17/2022	WD	Q	I	01	700,000	
GRANTOR: STRAUSS MORGAN P & JO							
GRANTEE: WAINER KYLIE LYN &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W15 FOP=[YR=2019] W25 S7 E11 S5 E14 N12\$ S12 W14 N5 W11 N7 W19 S41 E8 FGR=[YR=2019] S30 E20 N11 FOP=[YR=2019] E10 S1 E7 N7 W17 S6\$ N22 W7 S3 W13\$ E13 N3 E7 S16 E17 S9 E14 N63\$.									

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