LOT 30
IN OR 2245/265
GRANDE OAKS AT AMELIA REPLAT

FEENEY ANDREW MARTIN & MEREDITH L
96422 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0030-0000

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 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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

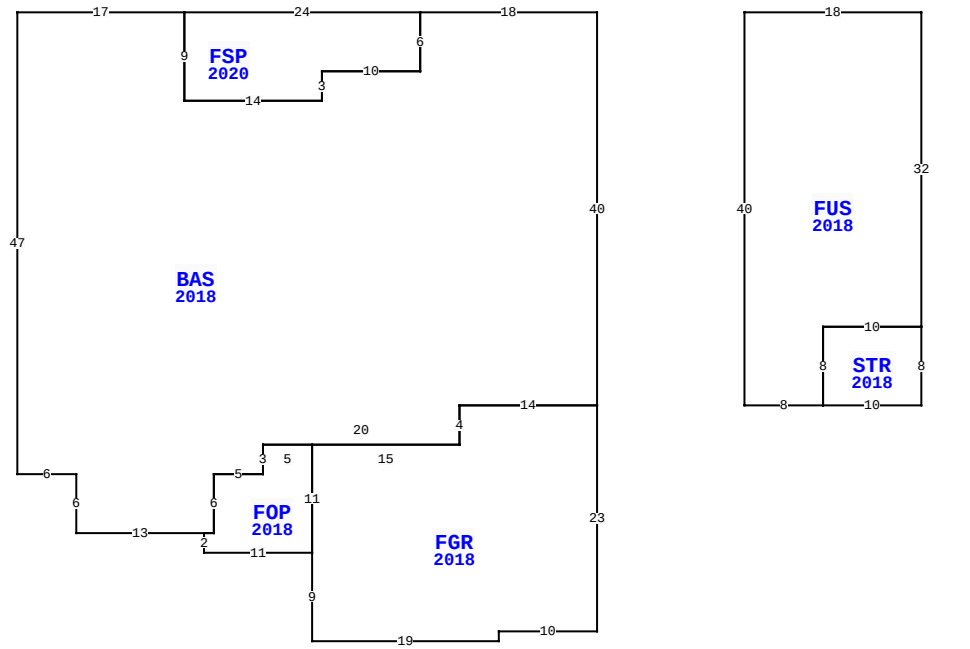
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2018	2,513	350,865
FGR	626	55	2018	344	48,029
FOP	97	30	2018	29	4,049
FSP	186	40	2020	74	10,332
FUS	640	100	2018	640	89,357
STR	80	10	2018	8	1,117
TOTALS	4,142			3,608	503,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,608	108.4860	143.20	516,666	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 3153 HX Base Yr 2019



96422 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		503,749
TOTAL MARKET OB/XF VALUE		11,174
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		639,923
SOH/AGL Deduction		262,413
ASSESSED VALUE		377,510
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		326,788
TOTAL JUST VALUE		639,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812068	CO ISSUED	0	12/11/2018
B1708708	NEW CONSTR	391,621	10/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2245/0265	12/20/2018	SW	Q	I	01	405,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: FEENEY ANDREW MARTI						
2086/1557	11/29/2016	SW	U	V	37	502,300
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FSP=[YR=2020] W24 S9 E14 N3 E10 N6$ S6 W10 S3 W14 N9 W17 S47 E6 S6 E13 FOP=[YR=2018] S2 E11FGR=[YR=2018] S9 E19 N1 E10 N23 W14 S4 W15 S11$ N11 W5 S3 W5 S6 W1$ E1 N6 E5 N3 E20 N4 E14 N40$ PTR=E15 FUS=[YR=2018] E18 S32 STR=[YR=2018] S8 W10 N8 E10$ W10 S8 W8 N40$ W15$.

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	72.00	SF	10.00	10.00	100	2018	2018	3	97	698	

LAND DESCRIPTION

TOTAL OB/XF 11,174

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