

LOT 32
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

LAPTHORN KEVIN & JANET
96452 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0032-0000



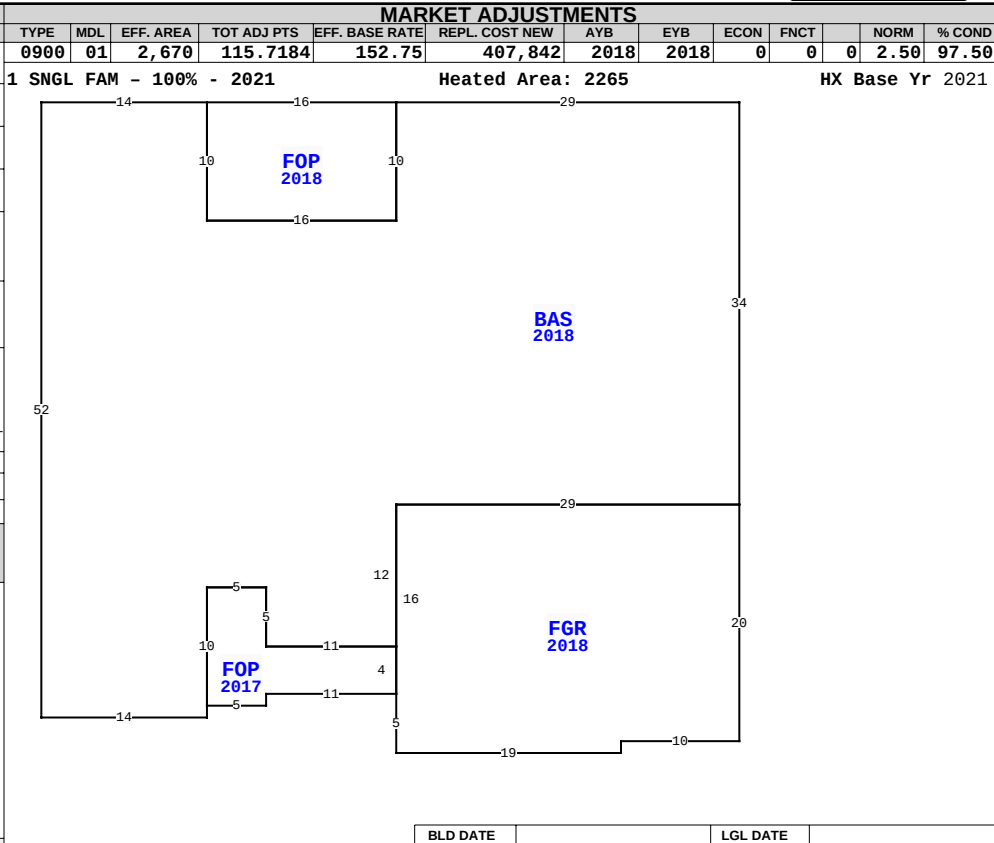
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,265	100	2018	2,265	337,330
FGR	599	55	2018	329	48,999
FOP	94	30	2017	28	4,170
FOP	160	30	2018	48	7,149
TOTALS	3,118			2,670	397,646

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	0		1,008.00	SF 10.00	100	2018
2	0855	CONC PAVER	0	100	0	0		63.00	SF 10.00	100	2018
3	0462	ST/AL FNC	0	100	0	0		936.00	SF 10.00	100	2018
4	0855	CONC PAVER	0	100	0	0		240.00	SF 10.00	100	2024

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



96452 GRANDE OAKS LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			397,646
TOTAL MARKET OB/XF VALUE			20,651
TOTAL LAND VALUE - MARKET			137,500
TOTAL MARKET VALUE			555,797
SOH/AGL Deduction			196,435
ASSESSED VALUE			359,362
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			308,640
TOTAL JUST VALUE			555,797
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			492,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702798	CO ISSUED	0	01/25/2018
B1702798	NEW CONSTR	291,812	05/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2389/0956	9/01/2020	WD	Q	I	02	394,700
GRANTOR: CLERY DAVID ALBERT &						
GRANTEE: LAPTHORN KEVIN & JA						
2173/0227	1/26/2018	WD	Q	I	01	342,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CLERY DAVID ALBERT						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W29 FOP=[YR=2018] W16 S10 E16 N10\$ S10 W16 N10 W14 S52 E14 N1 FOP=[YR=2017] E5 N1 E11 FGR=[YR=2018] S5 E19 N1 E10 N20 W29 S16\$ N4 W11 N5 W5 S10\$ N10 E5 S5 E11 N12 E29 N34\$.											