LOT 35
(EX ESMT IN OR 1509/1048 &
CNSVTN ESMT IN OR 1741/1758)

MANNING STACEY/SINGLER JOHN MICHAEL
96474 GRANDE OAKS LANE
FERNADNINA BEACH, FL 32034

2025

39-2N-28-0680-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
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

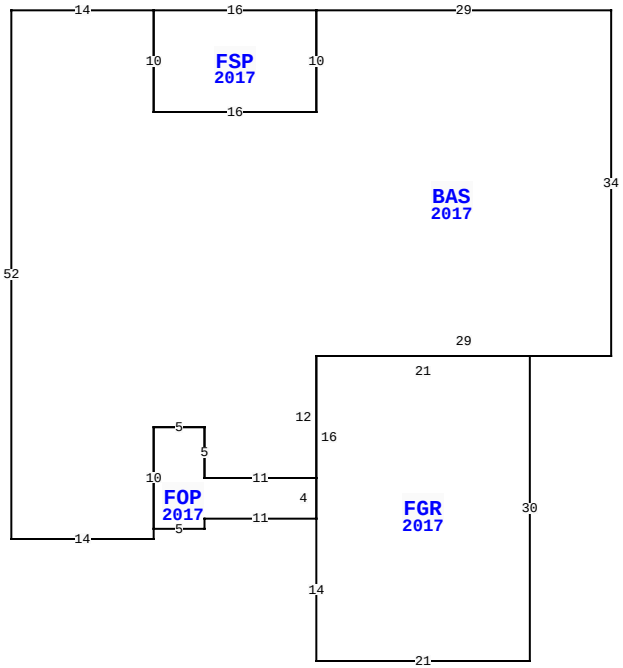
NEIGHBORHOOD/LOC 4069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100	2017	2,265	355,768
FGR	630	55	2017	346	54,347
FOP	94	30	2017	28	4,398
FSP	160	40	2017	64	10,053
TOTALS	3,149			2,703	424,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,703	122.6736	161.93	437,697	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2025 Heated Area: 2265 HX Base Yr 2025



96474 GRANDE OAKS LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/06/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		424,566
TOTAL MARKET OB/XF VALUE		61,115
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		685,681
SOH/AGL Deduction		3,583
ASSESSED VALUE		682,098
TOTAL EXEMPTION VALUE	HX HB 13	682,098
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		685,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		629,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805683	SCRN ENCLSR	21,079	06/05/2018
B1803896	SWIM POOL	32,000	04/17/2018
B1702535	CO ISSUED	0	09/21/2017
B1702535	NEW CONSTR	292,939	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2752/797	4/15/2024	WD	U	I	11	100
GRANTOR: FLEMING RYAN C & LAUR						
GRANTEE: SINGLER JOHN MICHAE						
2751/595	4/15/2024	WD	U	I	11	100
GRANTOR: FLEMING RYAN C & LAUR						
GRANTEE: SINGLER JOHN MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W29 FSP=[YR=2017] W16 S10 E16 N10$ S10 W16 N10 W14 S52 E14 N1 FOP=[YR=2017] E5 N1 E11 FGR=[YR=2017] S14 E21 N30 W21 S16$ N4 W11 N5 W5 S10$ N10 E5 S5 E11 N12 E29 N34$.

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	58	3	174.00	SF	10.00	10.00	100	2017	2017	3	96	1,670	
2	0855	CONC PAVER	0	100	0	0	1,643.00	SF	10.00	10.00	100	2017	2017	3	96	15,773	
3	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2018	2018	3	84	20,563	
4	0911	SCRN RM A	0	100	0	0	875.00	SF	17.50	17.50	100	2018	2018	3	78	11,944	
5	0855	CONC PAVER	0	100	0	0	587.00	SF	10.00	10.00	100	2018	2018	3	97	5,694	
6	0855	CONC PAVER	0	100	0	0	162.00	SF	10.00	10.00	100	2018	2018	3	97	1,571	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	78	3,900	

LAND DESCRIPTION

TOTAL OB/XF 61,115

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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 04/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS