LOT 36
IN OR 2198/535
(EX ESMT IN OR 1509/1048 &

LAMKEN RICHARD A & LARRI R
96478 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0036-0000

BUILDING CHARACTERISTICS

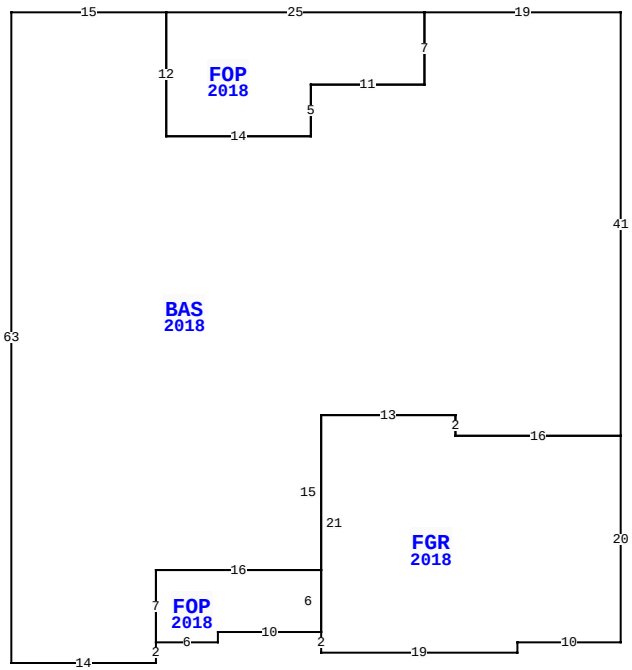
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,664	100	2018	2,664	386,831
FGR	625	55	2018	344	49,951
FOP	102	30	2018	31	4,502
FOP	245	30	2018	74	10,745
TOTALS	3,636			3,113	452,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,113	112.8288	148.93	463,619	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 2664 HX Base Yr 2019



96478 GRANDE OAKS LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		452,029
TOTAL MARKET OB/XF VALUE		84,473
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		736,502
SOH/AGL Deduction		257,869
ASSESSED VALUE		478,633
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		427,911
TOTAL JUST VALUE		736,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		692,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008250	SCRN ENCLSR	11,500	10/01/2020
B204827	SWIM POOL	70,380	06/23/2020
B1708883	CO ISSUED	0	05/22/2018
B1708883	NEW CONSTR	348,414	10/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2198/0535	5/22/2018	SW	Q	I	01	461,200
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: LAMKEN RICHARD A &						
2127/0532	6/13/2017	SW	U	V	37	513,900
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC JACK						

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	1,117.00	SF	10.00	10.00	100	2018	2018	3	97	10,835	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	10.00	10.00	100	2018	2018	3	97	582	
3	0911	SCRN RM A	0	100	59	27	1,593.00	SF	17.50	17.50	100	2020	2020	3	86	23,975	
4	0861	POOL GUNIT	0	100	34	14	476.00	SF	85.00	85.00	100	2020	2020	3	90	36,414	
5	0855	CONC PAVER	0	100	0	0	1,117.00	SF	10.00	10.00	100	2020	2020	3	98	10,947	
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	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 FOP=[YR=2018] W25 S12 E14 N5 E11 N7$ S7 W11 S5 W14 N12 W15 S63 E14 N2 FOP=[YR=2018] E6 N1 E10 FGR=[YR=2018] S2 E19 N1 E10 N20 W16 N2 W13 S21$ N6 W16 S7$ N7 E16 N15 E13 S2 E16 N41$.

LAND DESCRIPTION

TOTAL OB/XF 84,473

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 06/18/2021 BY KWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS