LOT 38
IN OR 2384/988
(EX ESMT IN OR 1509/1048 &

TCHIKATILOV DMITRI
96522 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0038-0000

BUILDING CHARACTERISTICS

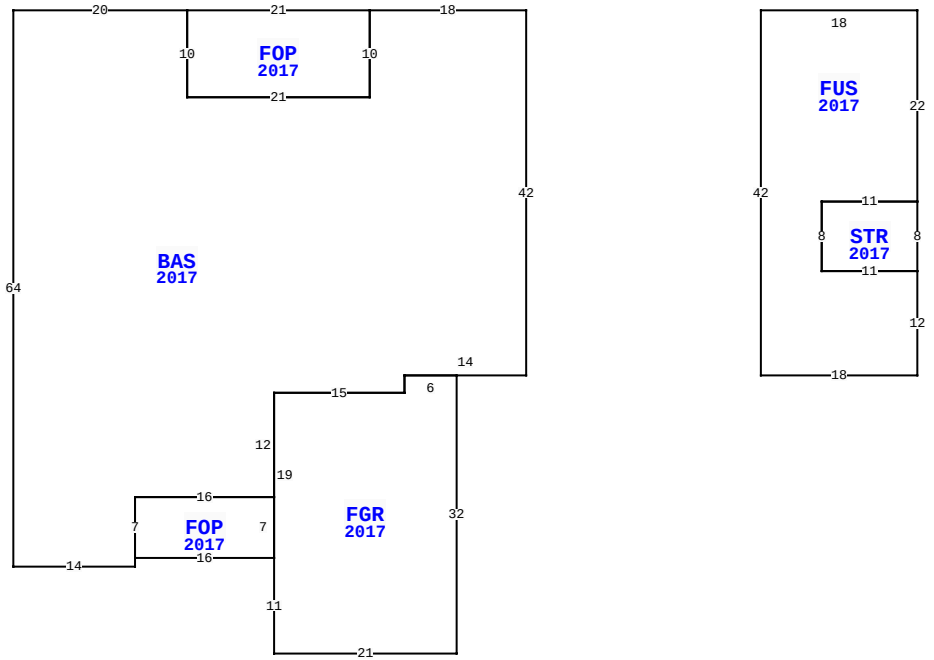
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,830	100	2017	2,830	399,961
FGR	642	55	2017	353	49,889
FOP	112	30	2017	34	4,805
FOP	210	30	2017	63	8,904
FUS	668	100	2017	668	94,408
STR	88	10	2017	9	1,272
TOTALS	4,550			3,957	559,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,957	110.3760	145.70	576,535	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 0% - 0 Heated Area: 3498 HX Base Yr



96522 GRANDE OAKS LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	559,239
TOTAL MARKET OB/XF VALUE	21,760
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	780,999
SOH/AGL Deduction	45,305
ASSESSED VALUE	735,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	735,694
TOTAL JUST VALUE	780,999
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	729,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632874	CO ISSUED	0	07/07/2017
B1632874	NEW CONSTR	433,077	08/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/0988	8/05/2020	WD	Q	I	01	615,000
GRANTOR: BARRY BRIAN S						
GRANTEE: TCHIKATILOV DMITRI						
2149/1106	9/29/2017	SW	Q	I	01	445,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BARRY BRIAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 FOP=[YR=2017] W21 S10 E21 N10$ S10 W21 N10 W20 S64 E14 N1 FOP=[YR=2017] E16 FGR=[YR=2017] S11 E21 N32 W6 S2 W15 S19$ N7 W16 S7$ N7 E16 N12 E15 N2 E14 N42$ PTR= E45 FUS=[YR=2017] W18 S42 E18 N12 STR=[YR=2017] N8 W11 S8 E11 $ W11 N8 E11 N22$ W45$.

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	0	54	3	162.00	SF	10.00	10.00	100	2017	2017	3	96	1,555	
2	0855	CONC PAVER	0	0	0	0	1,549.00	SF	10.00	10.00	100	2017	2017	3	96	14,870	
3	0855	CONC PAVER	0	0	0	0	550.00	SF	10.00	10.00	100	2018	2018	3	97	5,335	

LAND DESCRIPTION

TOTAL OB/XF 21,760

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	0		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