

COLLINS JASON TODD/HATTON ANDREA
96600 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

39-2N-28-0680-0042-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 31 HARDIE BRD 100										0900 01 2,942 117.2556 154.78 455,363 2017 2017 0 0 0 3.00 97.00										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2018 Heated Area: 2513 HX Base Yr 2018										BUILDING MARKET VALUE 441,702									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 57,496									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 200,000									
Interior Floo 11 CLAY TILE 60																				TOTAL MARKET VALUE 699,198									
Interior Floo 04 CARPET 40																				SOH/AGL Deduction 245,277									
Air Condition 13 CENTRAL 100																				ASSESSED VALUE 453,921									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 4 100																				BASE TAXABLE VALUE 403,199									
Bathrooms 3 100																				TOTAL JUST VALUE 699,198									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 654,585									
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B1811336 SWIM POOL 30,000 11/13/2018									
MAP NUM MKT AREA 04																				N1632868 NEW CONSTR 316,311 08/19/2016									
NEIGHBORHOOD/LOC 4069.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				SALES DATA									
BAS 2,513 100 2017 2,513 377,293																				OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE									
FGR 626 55 2017 344 51,647																				2110/0870 3/30/2017 WD Q I 02 400,100									
FOP 97 30 2017 29 4,354																				GRANTOR: D R HORTON INC-JACKSO									
FOP 186 30 2017 56 8,408																				GRANTEE: COLLINS JASON TODD									
																				2059/1864 7/19/2016 SW U V 37 120,000									
																				GRANTOR: AMELIA RIVER-JACKSONV									
																				GRANTEE: D R HORTON INC-JACK									
TOTALS 3,422 2,942 441,702																				BUILDING NOTES									
EXTRA FEATURES										96600 GRANDE OAKS LN, FERNANDINA BEACH																			
L N 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2025 MLU																			
1 0855 CONC PAVER 0 100 0 0 1,148.00 SF 10.00 10.00 100 2017 2017 3 96 11,021																													
2 0855 CONC PAVER 0 100 0 0 63.00 SF 10.00 10.00 100 2017 2017 3 96 605																													
3 0462 ST/AL FNC 0 100 0 0 1,032.00 SF 10.00 10.00 100 2017 2017 3 81 8,359																													
4 0861 POOL GUNIT 0 100 0 0 436.00 SF 85.00 85.00 100 2019 2019 3 87 32,242																													
5 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2019 2019 3 82 1,640																													
6 0845 KOOL DECK 0 100 0 0 516.00 SF 7.25 7.25 100 2019 2019 3 97 3,629																													
LAND DESCRIPTION										TOTAL OB/XF 57,496																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 03/08/2019 BY DJ										Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000										PRINTED 07/30/2025 BY SYS									