LOT 46
ESMT PT OR 1509/1048
GRANDE OAKS AT AMELIA REPLAT

NELSON DAVID SCOTT & SHANNA RUTH
96682 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

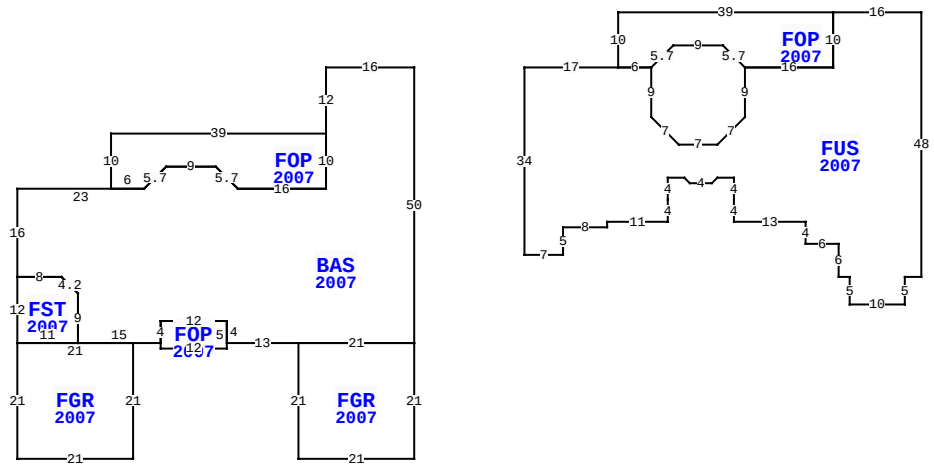
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4069.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,245	100	2007	2,245	340,788
FGR	441	55	2007	243	36,887
FGR	441	55	2007	243	36,887
FOP	60	30	2007	18	2,732
FOP	338	30	2007	101	15,332
FOP	338	30	2007	101	15,332
FST	128	55	2007	70	10,626
FUS	2,146	100	2007	2,146	325,759
TOTALS	6,137			5,167	784,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,167	125.6850	165.90	857,205	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2024 Heated Area: 4391 HX Base Yr 2024



96682 GRANDE OAKS LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		784,343
TOTAL MARKET OB/XF VALUE		37,181
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,021,524
SOH/AGL Deduction		32,559
ASSESSED VALUE		988,965
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		938,243
TOTAL JUST VALUE		1,021,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		961,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22233	REMODEL	5,000	01/01/2009
B19550	SWIM POOL	18,000	03/01/2007
E18528	ELEC OTHER	2,000	12/01/2006
M12288	MECH OTHER	0	12/01/2006
R09951	REPAIR/RRF	20,000	12/01/2006
P11536	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/794	6/20/2023	WD	Q	I	01	1,200,000
GRANTOR: OLIVER GRAEME D						
GRANTEE: NELSON DAVID SCOTT						
1916/0915	5/08/2014	QC	U	I	11	100
GRANTOR: OLIVER GRAEME D & TER						
GRANTEE: OLIVER GRAEME D						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0855	CONC PAVER	0	100	0	0	1,233.00	SF	10.00	10.00	100	2007	2007	3	87	10,727	
3	0877	JACUZZI	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	27	1,350	
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2007	2007	3	44	16,830	
5	1200	WINE VLT A	0	100	0	0	1.00	SF	3,000.00	3,000.00	100	2007	2007	3	96	2,880	
6	0462	ST/AL FNC	0	100	90	0	360.00	SF	10.00	10.00	100	2010	2010	3	56	2,016	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	76	228	

BUILDING DIMENSIONS

BAS=[YR=2007] W16 S12 FOP=[YR=2007] W39 S10 E6 R4 U4 E9 D4 R4 E16 N10$ S10 W16 L4 U4 W9 D4 L4 W23 S16 FST=[YR=2007] S12 FGR=[YR=2007] S21 E21 N21 W21$ E11 N9 U3 L3 W8$ E8 D3 R3 S9 E15 FOP=[YR=2007] S1 E12 N5 W12 S4$ N4 E12 S4 E13 FGR=[YR=2007] S21 E21 N21 W21$ E21 N50$ PTR= E20 FUS=[YR=2007] E17 FOP=[YR=2007] N10 E39 S10 W16 U4 L4 W9 D4 L4 W6 $E6 S9 D5 R5 E7 R5 U5 N9 E16 N10 E16 S48 W3 S5 W10 N5 W2 N6 W6 N4 W13 N4 N4 W3 D1 L1 W4 U1 L1 W3 S4 S4 W11 S1 W8 S5 W7 N34$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 37,181

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 01/17/2019 BY KWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS