LOT 47
ESMT PT OR 1509/1048
GRANDE OAKS AT AMELIA REPLAT

GLADDEN CATHY NIX L/E/
96700 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

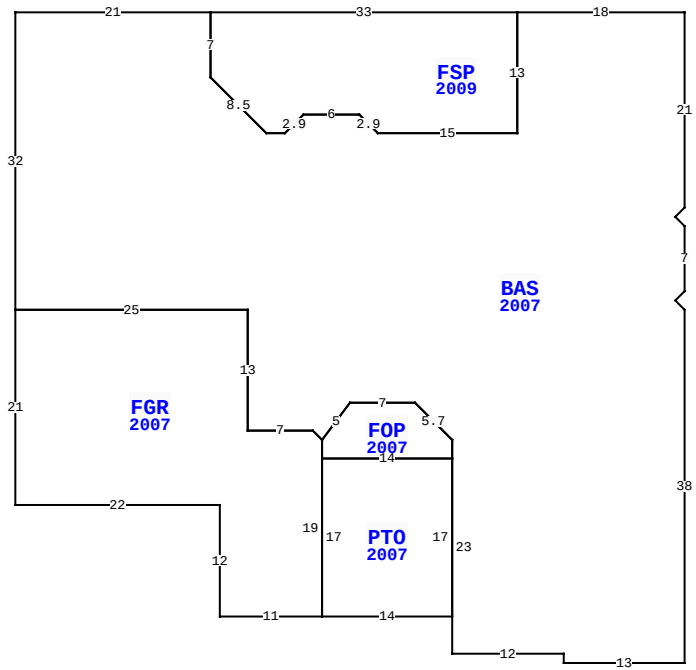
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,104	100	2007	3,104	414,862
FGR	721	55	2007	397	53,061
FOP	70	30	2007	21	2,806
FSP	395	40	2009	158	21,117
PTO	238	5	2007	12	1,604
TOTALS	4,528			3,692	493,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,692	110.6595	146.07	539,290	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2014 Heated Area: 3104 HX Base Yr 2014



96700 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		493,450
TOTAL MARKET OB/XF VALUE		41,430
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		734,880
SOH/AGL Deduction		244,869
ASSESSED VALUE		490,011
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		434,289
TOTAL JUST VALUE		734,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		695,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001121	REMODEL	17,500	03/12/2020
M1703129	H/AC	0	05/01/2017
B0618019	NEW CONSTR	0	12/01/2006
C18019	CO ISSUED	0	12/01/2006
B19183	SWIM POOL	18,000	12/01/2006
M12139	MECH OTHER	0	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2707/1045	5/24/2023	LE	U	I	11	100
GRANTOR: GLADDEN CATHY NIX						
GRANTEE: GRINER ANGELA DAWN						
1825/1262	11/14/2012	WD	Q	I	02	499,000
GRANTOR: COOK CANDY LEIGH						
GRANTEE: GLADDEN CATHY NIX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18FSP=[YR=2009] W33 S7 D6 R6 E2 U2 R2 E6 D2 R2 E15 N13 $ S13 W15 U2 L2 W6 D2 L2 W2 U6 L6 N7 W21 S32 FGR=[YR=2007] S21 E22 S12 E11 PTO=[YR=2007] E14 N17 FOP=[YR=2007] W14 N2 U4 R3 E7 D4 R4 S2 $ W14 S17 $ N19 U1 L1 W7 N13 W25 $ E25 S13 E7 D1 R1 U4 R3 E7 D4 R4 S23 E12 S1 E13 N38 U1 L1 U1 R1 N7 U1 L1 U1 R1 N21 $.

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	0861	POOL GUNIT	0	100	0	0	496.00	SF	85.00	85.00	100	2007	2007	3	44	18,550	
3	0855	CONC PAVER	0	100	0	0	1,454.00	SF	10.00	10.00	100	2007	2007	3	87	12,650	
4	0462	ST/AL FNC	0	100	0	0	225.00	SF	10.00	10.00	100	2007	2007	3	44	990	
5	0812	CONCRETE C	0	100	0	0	1,750.00	SF	4.00	4.00	100	2007	2007	3	87	6,090	

LAND DESCRIPTION

TOTAL OB/XF 41,430

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