LOT 48
ESMT IN OR 2175/699
GRANDE OAKS AT AMELIA REPLAT

UHL JAMES WILLIAM & NORA
96716 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0048-0000

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

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 50
Interior Floo	14	CARPET 50
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

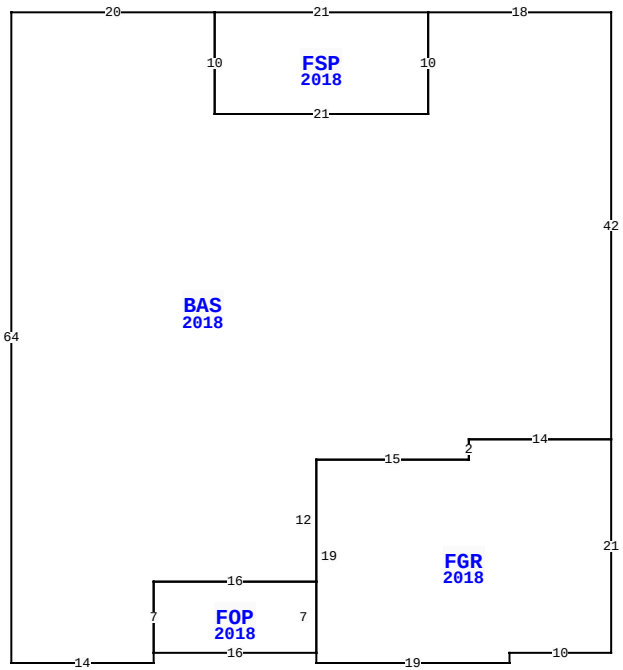
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100	2018	2,830	402,851
FGR	598	55	2018	329	46,833
FOP	112	30	2018	34	4,840
FSP	210	40	2018	84	11,957
TOTALS	3,750			3,277	466,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,277	110.6070	146.00	478,442	2018	2018	0	0	0	2.50	97.50

2 SNGL FAM – 100% - 2024 Heated Area: 2830 HX Base Yr 2024



96716 GRANDE OAKS LN, FERNANDINA BEACH

BLD DATE	06/05/2007	RK	LGL DATE	05/06/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		466,481
TOTAL MARKET OB/XF VALUE		5,860
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		672,341
SOH/AGL Deduction		29,344
ASSESSED VALUE		642,997
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		592,275
TOTAL JUST VALUE		672,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1800804	CO ISSUED	0	07/30/2018
B1804092	SCRN FOP	1,000	05/01/2018
B1800804	NEW CONSTR	366,024	02/13/2018
B16125	NEW CONSTR	0	10/01/2005
C16125	CO ISSUED	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/1095	1/18/2023	WD	Q	I	02	680,000
GRANTOR: JAXSAT GROUP LLC						
GRANTEE: UHL JAMES WILLIAM &						
2606/1637	12/02/2022	WD	U	I	37	525,000
GRANTOR: PARKER JOHN P						
GRANTEE: JAXSAT GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FSP=[YR=2018] W21 S10 E21 N10$ S10 W21 N10 W20 S64 E14 N1 FOP=[YR=2018] E16 FGR=[YR=2018] S1 E19 N1 E10 N21 W14 S2 W15 S19$ N7 W16 S7$ N7 E16 N12 E15 N2 E14 N42$.

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	783.00	SF	7.00	7.00	100	2018	2018	3	97	5,317	
2	0855	CONC PAVER	0	100	0	0	80.00	SF	7.00	7.00	100	2018	2018	3	97	543	

LAND DESCRIPTION

TOTAL OB/XF 5,860

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	0003	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 04/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS