LOT 50
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

BANIGAN JAMES WILLIAM JR & MARY PATRICIA
96096 OAK CANOPY LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

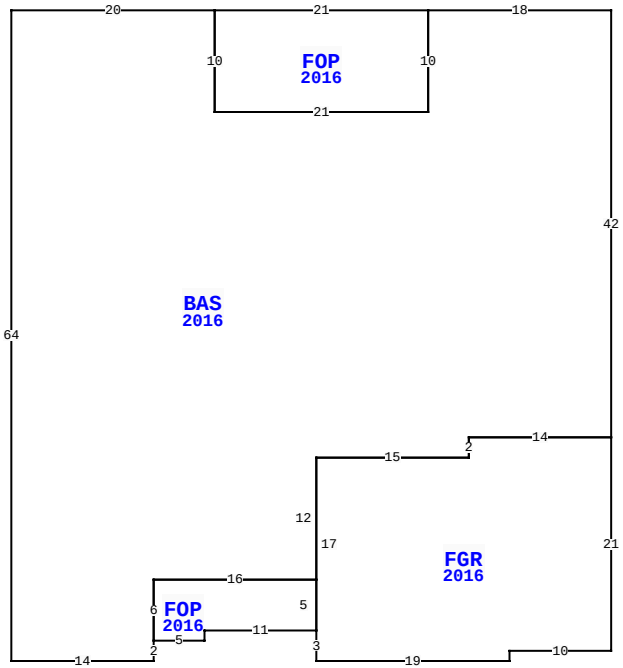
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	2016	2,830	425,892
FGR	598	55	2016	329	49,512
FOP	85	30	2016	26	3,913
FOP	210	30	2016	63	9,481
TOTALS	3,723			3,248	488,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,248	118.1418	155.95	506,526	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2025 Heated Area: 2830 HX Base Yr 2025



96096 OAK CANOPY 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		488,798
TOTAL MARKET OB/XF VALUE		78,496
TOTAL LAND VALUE - MARKET		137,500
TOTAL MARKET VALUE		704,794
SOH/AGL Deduction		106,580
ASSESSED VALUE		598,214
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		547,492
TOTAL JUST VALUE		704,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		639,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008235	SCRN ENCLSR	10,060	10/01/2020
B204826	SWIM POOL	57,760	06/23/2020
B1632592	CO ISSUED	0	11/22/2016
B1632592	NEW CONSTR	354,733	06/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/1664	3/05/2024	WD	Q	I	01	825,000
GRANTOR: HUBEL EDWARD T & KRIS						
GRANTEE: BANIGAN JAMES WILLI						
2286/0592	6/28/2019	SW	Q	I	02	455,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HUBEL EDWARD T & KR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W18 FOP=[YR=2016] W21 S10 E21 N10$ S10 W21 N10 W20 S64 E14 N2 FOP=[YR=2016] E5 N1 E11 FGR=[YR=2016] S3 E19 N1 E10 N21 W14 S2 W15 S17$ N5 W16 S6$ N6 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	217.00	SF	10.00	10.00	100	2016	2016	3	95	2,062	
2	0855	CONC PAVER	0	100	0	0	1,973.00	SF	10.00	10.00	100	2016	2016	3	95	18,744	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	70	3,500	
4	0462	ST/AL FNC	0	100	180	0	720.00	SF	10.00	10.00	100	2016	2016	3	78	5,616	
5	0476	VF 6 SBPL	0	100	0	0	115.00	LF	32.00	32.00	100	2016	2016	3	89	3,275	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
7	0911	SCRN RM A	0	100	31	30	930.00	SF	17.50	17.50	100	2020	2020	3	86	13,997	
8	0861	POOL GUNIT	0	100	25	12	300.00	SF	85.00	85.00	100	2020	2020	3	90	22,950	
9	0855	CONC PAVER	0	100	0	0	825.00	SF	10.00	10.00	100	2020	2020	3	98	8,085	

LAND DESCRIPTION

TOTAL OB/XF 78,496

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	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	125,000.00	137,500.00	137,500							

REVIEW DATE 01/17/2019 BY KWA Total Acres: 0.00 Total Land Value: 137,500 Market: 0 Agricultural: 0 Common: 137,500 PRINTED 07/30/2025 BY SYS