

LOT 52
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

MENNA FRANK A & ANN M
96066 OAK CANOPY LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0052-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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
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NEIGHBORHOOD/LOC	4069.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100	2007	2,880	364,790
FGR	724	55	2007	398	50,412
FOP	47	30	2007	14	1,773
FOP	365	30	2007	110	13,933
FUS	1,045	100	2007	1,045	132,363

TOTALS	5,061			4,447	563,272
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVR	0	100	0	0	1,964.00	SF	10.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1076	TRELLIS A	0	100	10	3	30.00	SF	7.50
4	0911	SCRN RM A	0	100	0	0	1,906.00	SF	17.50
5	0861	POOL GUNIT	0	100	0	0	580.00	SF	85.00
6	0857	SANDSTONE/	0	100	0	0	856.00	SF	16.00
7	0462	ST/AL FNC	0	100	0	0	1,050.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,447	104.8740	138.43	615,598	2007	2007	0	0	8.50	91.50
1 SNGL FAM - 100% - 2025 Heated Area: 3925 HX Base Yr 2025											

96066 OAK CANOPY LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0855	CONC PAVR	0	100	0	0	1,964.00	SF	10.00	10.00	100	2007	2007	3	87	17,087	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
3	1076	TRELLIS A	0	100	10	3	30.00	SF	7.50	7.50	100	2008	2008	3	48	108	
4	0911	SCRN RM A	0	100	0	0	1,906.00	SF	17.50	17.50	100	2012	2012	3	50	16,678	
5	0861	POOL GUNIT	0	100	0	0	580.00	SF	85.00	85.00	100	2012	2012	3	64	31,552	
6	0857	SANDSTONE/	0	100	0	0	856.00	SF	16.00	16.00	100	2012	2012	3	98	13,422	
7	0462	ST/AL FNC	0	100	0	0	1,050.00	SF	10.00	10.00	100	2012	2012	3	64	6,720	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										563,272	
TOTAL MARKET OB/XF VALUE										88,717	
TOTAL LAND VALUE - MARKET										137,500	
TOTAL MARKET VALUE										789,489	
SOH/AGL Deduction										86,127	
ASSESSED VALUE										703,362	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										652,640	
TOTAL JUST VALUE										789,489	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										728,666	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106926	ROOF	30,298	05/27/2021
B1226668	SCRN ENCLSR	27,390	12/01/2012
E18596	ELEC OTHER	2,000	01/01/2007
M12380	MECH OTHER	0	01/01/2007
B18446	NEW CONSTR	0	12/01/2006
C18446	CO ISSUED	0	12/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2761/251	12/30/2024	WD	Q	I	02	840,000	
GRANTOR: SPRINGER LOUIS J & BR							
GRANTEE: MENNA FRANK A & ANN							
1804/0465	7/18/2012	WD	Q	I	02	440,000	
GRANTOR: GRIGSBY JAMES LEE							
GRANTEE: SPRINGER LOUIS J &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W30 FOP=[YR=2007] W21 S13 E1 S7 E3 U2 R2 E6 D2 R2 E2 N4 U5 R5 N11 \$ S11 D5 L5 S4 W2 U2 L2 W6 D2 L2 W3 N7 W22 S43 E12 N4 E10 FOP=[YR=2007] S1 E10 N3 U2 L2 W7 D2 L1 S2 \$ N2 U2 R1 E7 D2 R2 S2 E8 FGR=[YR=2007] S20 E21 N14 E11 N28 W8 D3 L3 S19 W21 \$ E21 N19 U3 R3 E8 N30 \$ PTR=E30 FUS=[YR=2007] E32 S24 E3 S7 W25 D4 L4 W6 N35 \$ W30 \$.									