LOT 54
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

BLAZEJEWSKI JUSTIN & LAUREN FAM REV TRUST/BLAZEJEW
96081 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0054-0000

BUILDING CHARACTERISTICS

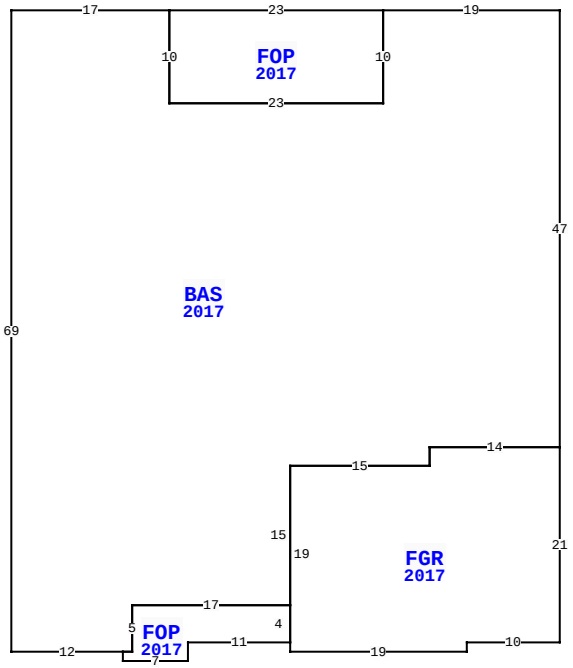
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	3,148	100	2017	3,148	448,690
FGR	598	55	2017	329	46,893
FOP	81	30	2017	24	3,421
FOP	230	30	2017	69	9,835
TOTALS	4,057			3,570	508,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,570	111.3210	146.94	524,576	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2025 Heated Area: 3148 HX Base Yr 2025



96081 GRANDE OAKS LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		508,839
TOTAL MARKET OB/XF VALUE		19,020
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		652,859
SOH/AGL Deduction		0
ASSESSED VALUE		652,859
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		602,137
TOTAL JUST VALUE		652,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632646	CO ISSUED	0	04/27/2017
B1632646	NEW CONSTR	389,873	07/12/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2762/1085	1/10/2025	SW	U	I	11	100
GRANTOR: BLAZEJEWSKI JUSTIN E						
GRANTEE: BLAZEJEWSKI JUSTIN						
2698/1764	3/08/2024	WD	Q	I	01	690,000
GRANTOR: LAIL JOSHUA KEITH & J						
GRANTEE: BLAZEJEWSKI JUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W19 FOP=[YR=2017] W23 S10 E23 N10$ S10 W23 N10 W17 S69 E12 FOP=[YR=2017] S1 E7 N2 E11 FGR=[YR=2017] S1 E19 N1 E10 N21 W14 S2 W15 S19$ N4 W17 S5 W1$ E1 N5 E17 N15 E15 N2 E14 N47$.

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	22	3	66.00	SF	10.00	10.00	100	2017	2017	3	96	634	
2	0855	CONC PAVER	0	100	43	29	1,247.00	SF	10.00	10.00	100	2017	2017	3	96	11,971	
3	0855	CONC PAVER	0	100	0	0	350.00	SF	10.00	10.00	100	2020	2020	3	98	3,430	
4	0462	ST/AL FNC	0	100	75	0	300.00	SF	10.00	10.00	100	2020	2020	3	90	2,700	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 19,020

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 04/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS