

LOT 55
IN OR 2115/976
PT OR 2046/1962

NELSON WILLIAM K &/BRANHAM-NELSON KIMBERLY D
96097 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0055-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4																								
Exterior Wall	31	HARDIE BRD 100	0900	01	3,256	111.8628	147.66	480,781	2017	2017	0	0	0	3.00	97.00	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2018														Heated Area: 2830																							
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2018																							
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																							
Interior Floo	11	CLAY TILE 60															Tax Group: 4												Tax Dist:											
Interior Floo	14	CARPET 40															BUILDING MARKET VALUE												466,358											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												68,651											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												137,500											
Bedrooms		4 100															TOTAL MARKET VALUE												672,509											
Bathrooms		3 100															SOH/AGL Deduction												256,133											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												416,376											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB 50,722											
Units	0	0 100															BASE TAXABLE VALUE												365,654											
Occupancy	00	NONE 100	TOTAL JUST VALUE												672,509																									
			NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												607,781																									
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	2017	2,830	405,342																																			
FGR	598	55	2017	329	47,123																																			
FOP	112	30	2017	34	4,869																																			
FOP	210	30	2017	63	9,024																																			
TOTALS			3,750		3,256	466,358																																		
EXTRA FEATURES						96097 GRANDE OAKS LN, FERNANDINA BEACH																																		
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 PAVER	0 100	19	3	57.00	SF	10.00	10.00	100	2017	2017	3	96	547																									
2	0855	CONC PAVER	0 100	41	29	1,189.00	SF	10.00	10.00	100	2017	2017	3	96	11,414																									
3	0462	ST/AL FNC	0 100	204	0	816.00	SF	10.00	10.00	100	2017	2017	3	81	6,610																									
4	0861	POOL GUNIT	0 100	0	0	380.00	SF	85.00	85.00	100	2017	2017	3	81	26,163																									
5	0855	CONC PAVER	0 100	0	0	882.00	SF	10.00	10.00	100	2017	2017	3	96	8,467																									
6	0600	SUMMER KIT	0 100	0	0	2.00	UT	5,000.00	5,000.00	100	2024	2023		97	9,700																									
7	0855	CONC PAVER	0 100	0	0	575.00	SF	10.00	10.00	100	2024	2023		100	5,750																									
TOTAL OB/XF 68,651																																								
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 04/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 137,500 Market: 0 Agricultural: 0 Common: 137,500 PRINTED 07/30/2025 BY SYS																																								