LOT 60
IN OR 2190/1297
GRANDE OAKS AT AMELIA REPLAT

FOURNIER ANTHONY & ANGIELINIA
96183 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

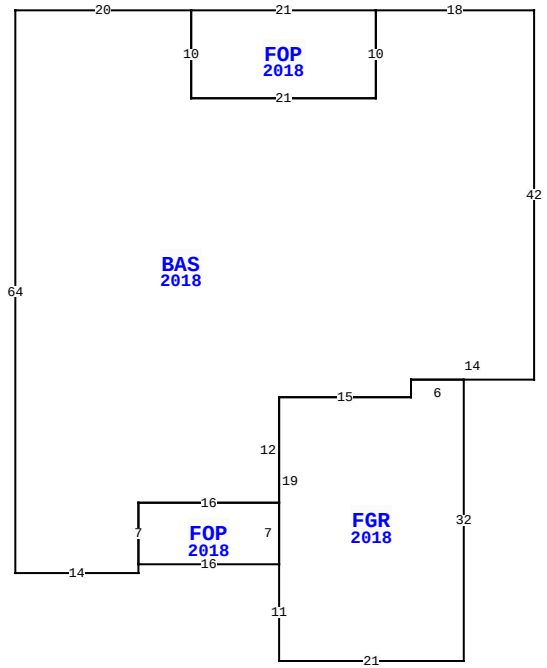
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	407,431
FGR	642	55	2018	353	50,821
FOP	112	30	2018	34	4,895
FOP	210	30	2018	63	9,070
TOTALS	3,794			3,280	472,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,280	111.8628	147.66	484,325	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 0% - 0 Heated Area: 2830 HX Base Yr



96183 GRANDE OAKS 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	472,217
TOTAL MARKET OB/XF VALUE	70,866
TOTAL LAND VALUE - MARKET	137,500
TOTAL MARKET VALUE	680,583
SOH/AGL Deduction	108,826
ASSESSED VALUE	571,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	571,757
TOTAL JUST VALUE	680,583
NCON VALUE	49,060
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	564,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240001194	POOL	115,096	01/31/2024
B1708707	CO ISSUED	0	04/16/2018
B1708707	NEW CONSTR	360,415	10/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2190/1297	4/16/2018	SW	Q	I	01	397,900
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: FOURNIER ANTHONY D						
2127/0532	6/13/2017	SW	U	V	37	513,900
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] W21 S10 E21 N10$ S10 W21 N10 W20 S64 E14 N1 FOP=[YR=2018] E16 FGR=[YR=2018] S11 E21 N32 W6 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	0	0	0	1,468.00	SF	10.00	10.00	100	2018	2018	3	97	14,240	
2	0855	CONC PAVER	0	0	0	0	152.00	SF	10.00	10.00	100	2018	2018	3	97	1,474	
3	0855	CONC PAVER	0	0	0	0	113.00	SF	7.00	7.00	100	2018	2018	3	97	767	
4	0462	ST/AL FNC	0	0	140	0	560.00	SF	10.00	10.00	100	2020	2020	3	90	5,040	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	
6	0861	POOL GUNIT	0	0	0	0	400.00	SF	85.00	85.00	100	2025	2024		100	34,000	
7	0855	CONC PAVER	0	0	0	0	1,506.00	SF	10.00	10.00	100	2025	2024		100	15,060	

LAND DESCRIPTION

TOTAL OB/XF 70,866

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	0		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 02/26/2025 BY NWA Total Acres: 0.00 Total Land Value: 137,500 Market: 0 Agricultural: 0 Common: 137,500 PRINTED 07/30/2025 BY SYS