

LOT 65
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

SNYDER G DEAN & DEBORAH L REVOC TRUST/SNYDER G DEA
96311 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0065-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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

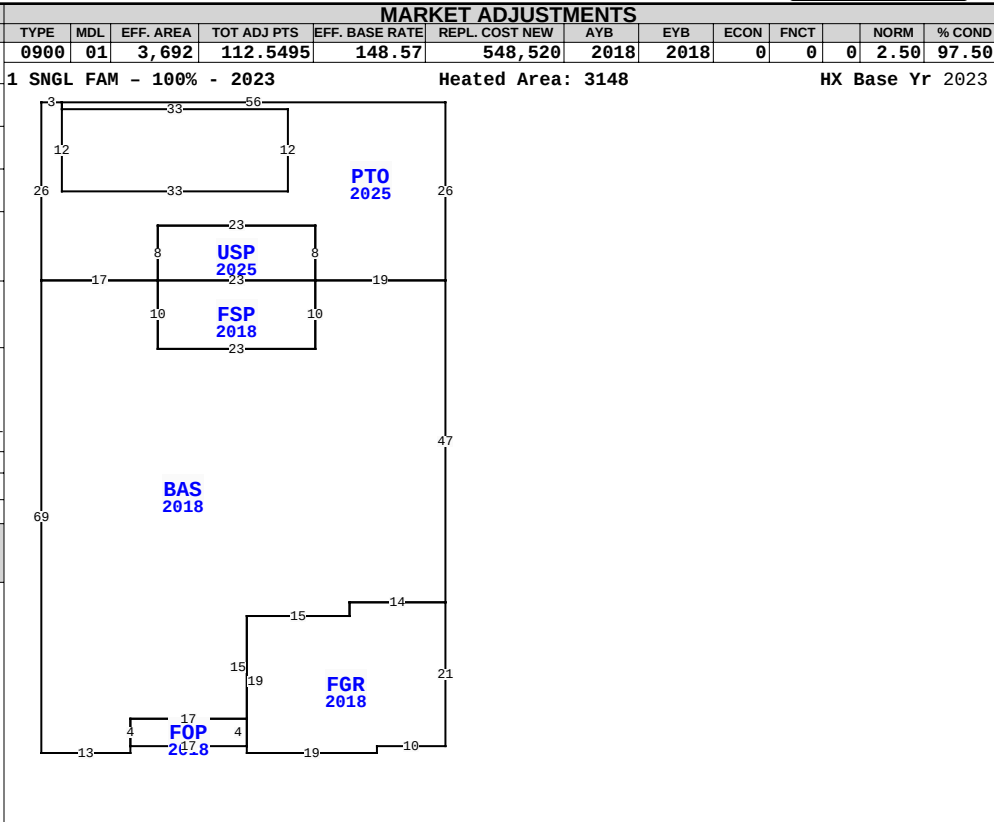
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,148	100	2018	3,148	456,006
FGR	598	55	2018	329	47,658
FOP	68	30	2018	20	2,897
FSP	230	40	2018	92	13,326
PTO	954	5	2025	48	6,953
USP	184	30	2025	55	7,967

TOTALS	5,182			3,692	534,807
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		1,048.00	SF 10.00
2	0855	CONC PAVER	0	100	0	0		84.00	SF 10.00
3	0462	ST/AL FNC	0	100	0	0		528.00	SF 10.00
4	0600	SUMMER KIT	1	100	0	0		1.00	UT 5,000.00
5	0861	POOL GUNIT	0	100	33	12		396.00	SF 85.00

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



96311 GRANDE OAKS LN, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/06/2025 MLU									

TOTAL OB/XF									
53,726									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY					STANDARD				
VALUATION BY					Tax Group: 4 Tax Dist:				
BUILDING MARKET VALUE					534,807				
TOTAL MARKET OB/XF VALUE					53,726				
TOTAL LAND VALUE - MARKET					137,500				
TOTAL MARKET VALUE					726,033				
SOH/AGL Deduction					96,177				
ASSESSED VALUE					629,856				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					579,134				
TOTAL JUST VALUE					726,033				
NCON VALUE					48,579				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					608,762				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230010919	POOL	125,000	08/24/2023
B230005580	COMP SCR 23X8	6,116	04/28/2023
C1708229	CO ISSUED	0	06/26/2018
B1708229	NEW CONSTR	393,652	09/18/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2563/0588	5/16/2022	WD	Q	I	01	775,000	
GRANTOR: JACKSON LEIGH A & MIC							
GRANTEE: SNYDER G DEAN & DEB							
2206/1084	6/26/2018	SW	Q	I	01	425,100	
GRANTOR: D R HORTON INC JACKSO							
GRANTEE: JACKSON LEIGH A & M							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2018;ORIG=0,0] W19 S10 W23 N10 W17 S69 E13 N1 N4 E17 N15 E15 N2 E14 N47 \$									
FGR=[YR=2018;ORIG=-29,68] S1 E19 N1 E10 N21 W14 S2 W15 S19 \$									
FOP=[YR=2018;ORIG=-19,0] W23 S10 E23 N10 \$									
FSP=[YR=2018;ORIG=-46,68] E17 N4 W17 S4 \$									
USP=[YR=2025;ORIG=-42,0] E23 N8 W23 S8 \$									
PTO=[YR=2025;ORIG=0,0] W19 N8 W23 S8 W17 N26 E3 S1 S12 E33 N12 W33 N1 E56 S26 \$									