LOT 66
IN OR 2190/419
GRANDE OAKS AT AMELIA REPLAT

HEMPSTEAD DALLAS & JACQUELINE D
96333 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0066-0000

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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

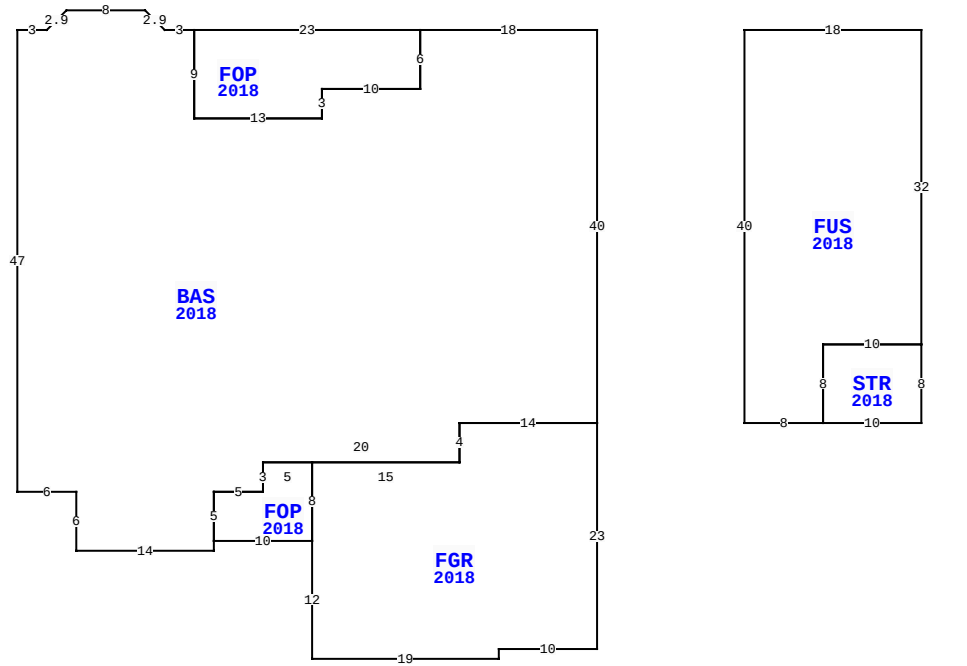
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,542	100	2018	2,542	364,183
FGR	626	55	2018	344	49,283
FOP	65	30	2018	20	2,866
FOP	177	30	2018	53	7,593
FUS	640	100	2018	640	91,691
STR	80	10	2018	8	1,147
TOTALS	4,130			3,607	516,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,607	111.3210	146.94	530,013	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 3182 HX Base Yr 2019



96333 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		516,763
TOTAL MARKET OB/XF VALUE		18,039
TOTAL LAND VALUE - MARKET		137,500
TOTAL MARKET VALUE		672,302
SOH/AGL Deduction		283,582
ASSESSED VALUE		388,720
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		337,998
TOTAL JUST VALUE		672,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		603,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705432	CO ISSUED	0	04/12/2018
B1705432	NEW CONSTR	393,898	06/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/0419	4/13/2018	SW	Q	I	02	421,400
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: HEMPSTEAD DALLAS &						
2086/1557	11/29/2016	SW	U	V	37	502,300
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] W23 S9 E13 N3 E10 N6$ S6 W10 S3 W13 N9 W3 U2 L2 W8 D2 L2 W3 S47 E6 S6 E14 N1
FOP=[YR=2018] E10 FGR=[YR=2018] S12 E19 N1 E10 N23 W14 S4 W15 S8$ N8 W5 S3 W5 S5$ N5 E5 N3 E20 N4 E14 N40$ PTR=E15
FUS=[YR=2018] E18 S32 STR=[YR=2018] S8 W10 N8 E10$ W10 S8 W8 N40$ W15$.

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	0	0	1,148.00	SF	7.00	7.00	100	2018	2018	3	97	7,795	
2	0855	CONC PAVER	0	100	0	0	69.00	SF	7.00	7.00	100	2018	2018	3	97	469	
3	0462	ST/AL FNC	0	100	160	0	640.00	SF	10.00	10.00	100	2018	2018	3	84	5,376	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
5	0855	CONC PAVER	0	100	0	0	425.00	SF	10.00	10.00	100	2018	2018	3	97	4,123	

LAND DESCRIPTION

TOTAL OB/XF 18,039

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	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 06/18/2021 BY KWA Total Acres: 0.00 Total Land Value: 137,500 Market: 0 Agricultural: 0 Common: 137,500 PRINTED 07/30/2025 BY SYS