LOT 70
IN OR 2187/1014
GRANDE OAKS AT AMELIA REPLAT

DORSETT SCOTT R & TIA S
96405 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0070-0000

BUILDING CHARACTERISTICS

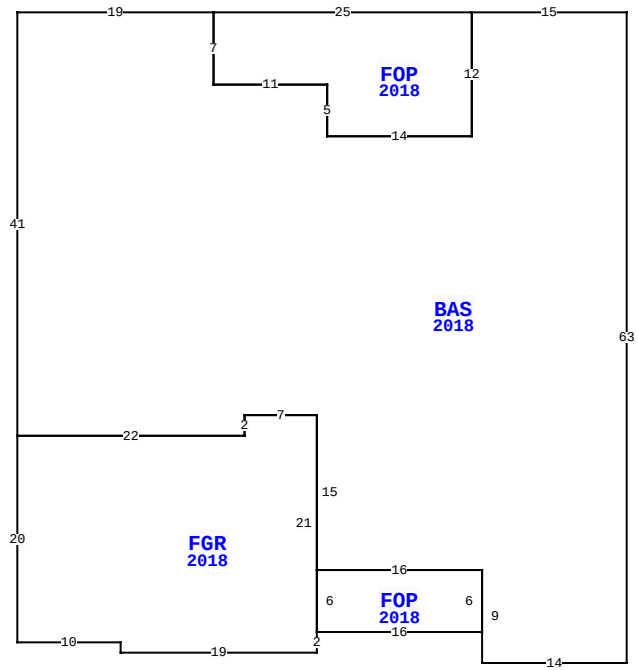
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,676	100	2018	2,676	388,574
FGR	613	55	2018	337	48,934
FOP	96	30	2018	29	4,211
FOP	245	30	2018	74	10,745
TOTALS	3,630			3,116	452,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,116	112.8288	148.93	464,066	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 2676 HX Base Yr 2019



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

96405 GRANDE OAKS LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		452,464
TOTAL MARKET OB/XF VALUE		16,843
TOTAL LAND VALUE - MARKET		137,500
TOTAL MARKET VALUE		606,807
SOH/AGL Deduction		262,604
ASSESSED VALUE		344,203
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		293,481
TOTAL JUST VALUE		606,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708709	CO ISSUED	0	03/29/2018
B1708709	NEW CONSTR	341,579	10/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2187/1014	3/30/2018	SW	Q	I	01	397,800
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: DORSETT SCOTT R & T						
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] W15 FOP=[YR=2018] W25 S7 E11 S5 E14 N12$ S12 W14 N5 W11 N7 W19 S41 FGR=[YR=2018] S20 E10 S1 E19 N2 FOP=[YR=2018] E16 N6 W16 S6$ N21 W7 S2 W22$ E22 N2 E7 S15 E16 S9 E14 N63$.

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	934.00	SF	7.00	7.00	100	2018	2018	3	97	6,342	
2	0855	CONC PAVER	0	100	0	0	92.00	SF	7.00	7.00	100	2018	2018	3	97	625	
3	0462	ST/AL FNC	0	100	0	0	1,000.00	SF	10.00	10.00	100	2024	2021		93	9,300	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2021		96	576	

LAND DESCRIPTION

TOTAL OB/XF 16,843

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 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