

LOT 71
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

SMITH GREGORY C & GLORIA I L/E/
96423 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0071-0000



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		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4069.00
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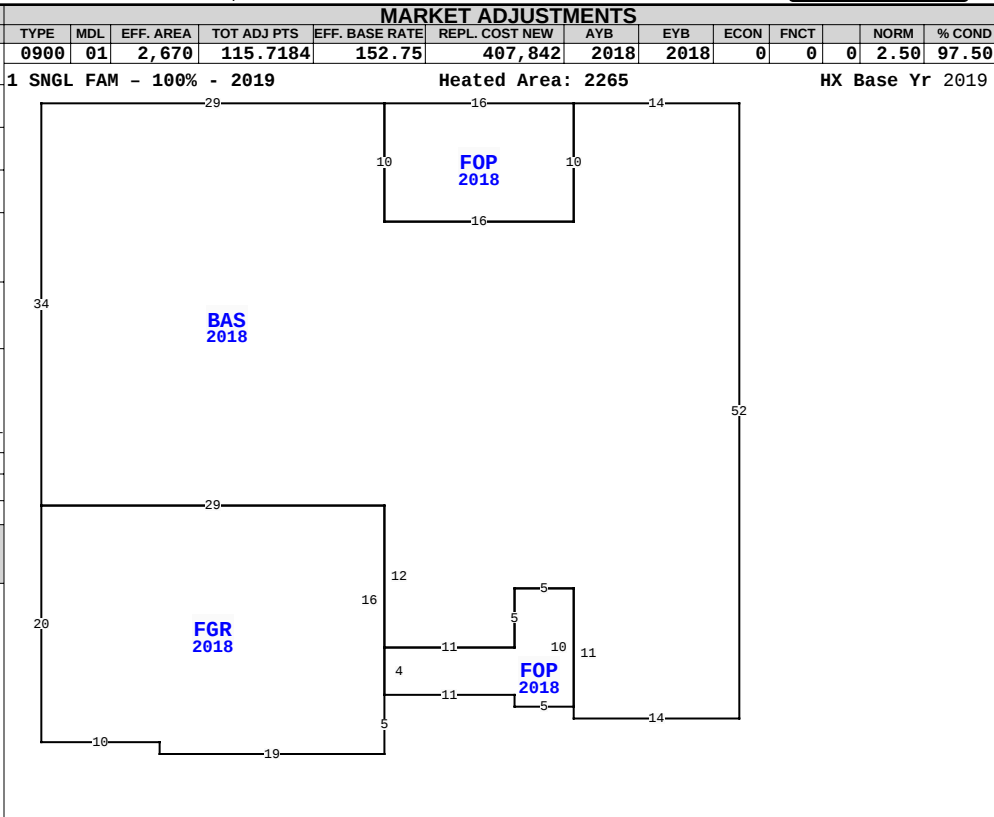
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100	2018	2,265	337,330
FGR	599	55	2018	329	48,999
FOP	94	30	2018	28	4,170
FOP	160	30	2018	48	7,149

TOTALS	3,118			2,670	397,646
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,053.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	60.00	SF	10.00
3	0462	ST/AL FNC	0	100	0	0	1,032.00	SF	10.00
4	0861	POOL GUNIT	0	100	0	0	656.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	1,024.00	SF	10.00

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

REVIEW DATE	06/28/2022	BY	KW
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96423 GRANDE OAKS LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	0	1,053.00	SF	10.00	10.00	100	2018	2018	3	97	10,214	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	10.00	10.00	100	2018	2018	3	97	582	
3	0462	ST/AL FNC	0	100	0	0	1,032.00	SF	10.00	10.00	100	2018	2018	3	84	8,669	
4	0861	POOL GUNIT	0	100	0	0	656.00	SF	85.00	85.00	100	2022	2022	3	95	52,972	
5	0855	CONC PAVER	0	100	0	0	1,024.00	SF	10.00	10.00	100	2022	2022	3	99	10,138	

TOTAL OB/XF										82,575							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres: 0.00	Total Land Value: 137,500	Market: 0	Agricultural: 0	Common: 137,500
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										397,646				
TOTAL MARKET OB/XF VALUE										82,575				
TOTAL LAND VALUE - MARKET										137,500				
TOTAL MARKET VALUE										617,721				
SOH/AGL Deduction										222,900				
ASSESSED VALUE										394,821				
TOTAL EXEMPTION VALUE										50,722				
BASE TAXABLE VALUE										344,099				
TOTAL JUST VALUE										617,721				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										556,651				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001038	SWIM POOL	78,587	01/19/2022
B1708710	CO ISSUED	0	05/30/2018
B1708710	NEW CONSTR	291,812	10/03/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2465/1270	5/27/2021	LE	U	I	11	100			
GRANTOR:SMITH GREGORY C & GLO									
GRANTEE:SMITH ZACHARY CLINT									
2200/0035	5/30/2018	SW	Q	I	01	360,400			
GRANTOR:D R HORTON INC JACKSO									
GRANTEE:SMITH GREGORY C & G									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W14 FOP=[YR=2018] W16 S10 E16 N10\$ S10 W16 N10 W29 S34 FGR=[YR=2018] S20 E10 S1 E19 N5 FOP=[YR=2018] E11 S1 E5 N10 W5 S5 W11 S4\$ N16 W29\$ E29 S12 E11 N5 E5 S11 E14 N52\$.									