LOT 75
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

LUNA RAYMOND BRETT & SHELLY N
14537 COTSWOLDS DR
TAMPA, FL 33626

2025

39-2N-28-0680-0075-0000

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 100
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

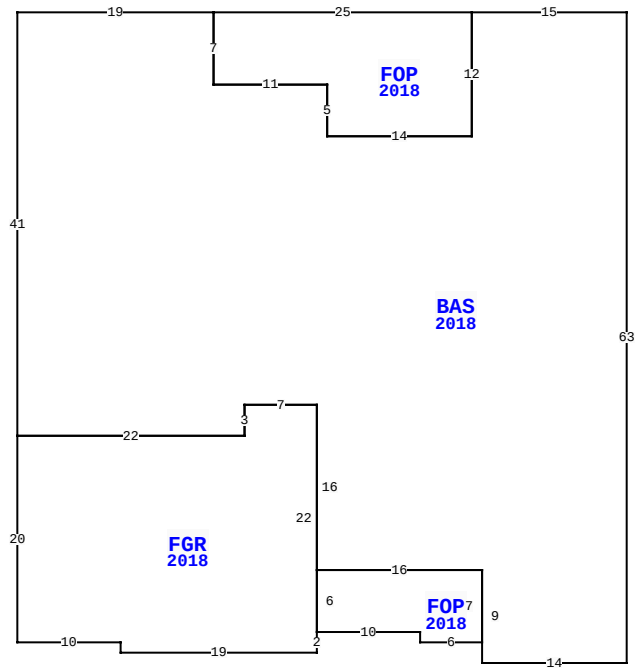
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,669	100	2018	2,669	404,810
FGR	620	55	2018	341	51,720
FOP	102	30	2018	31	4,701
FOP	245	30	2018	74	11,223
TOTALS	3,636			3,115	472,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,115	117.8520	155.56	484,569	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 2669 HX Base Yr 2019



96551 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		472,455
TOTAL MARKET OB/XF VALUE		75,363
TOTAL LAND VALUE - MARKET		137,500
TOTAL MARKET VALUE		685,318
SOH/AGL Deduction		270,300
ASSESSED VALUE		415,018
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		364,296
TOTAL JUST VALUE		685,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		620,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905168	SCRN ENCLSRE	9,700	06/05/2019
B1901377	SWIM POOL	30,000	03/01/2019
C1812517	CO ISSUED	0	12/28/2018
B1802220	NEW CONSTR	348,414	03/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2762/899	1/15/2025	WD	Q	I	02	815,000
GRANTOR: KANGAS DAVID E						
GRANTEE: LUNA RAYMOND BRETT						
2246/1835	12/31/2018	SW	Q	I	01	408,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KANGAS DAVID E & MI						

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] E10 S1 E6 N7 W16 S6 $ N22 W7 S3 W22$ E22 N3 E7 S16 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	1,848.00	SF	10.00	10.00	100	2018	2018	3	97	17,926	
2	0855	CONC PAVER	0	100	0	0	63.00	SF	10.00	10.00	100	2018	2018	3	97	611	
3	0462	ST/AL FNC	0	100	0	0	552.00	SF	10.00	10.00	100	2019	2019	3	87	4,802	
4	0911	SCRN RM A	0	100	40	27	1,080.00	SF	17.50	17.50	100	2019	2019	3	82	15,498	
5	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2019	2019	3	87	26,622	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	82	1,640	
7	0855	CONC PAVER	0	100	0	0	820.00	SF	10.00	10.00	100	2019	2019	3	97	7,954	
8	0855	CONC PAVER	0	100	4	4	16.00	SF	10.00	10.00	100	2019	2019	3	97	155	
9	0855	CONC PAVER	0	100	4	4	16.00	SF	10.00	10.00	100	2019	2019	3	97	155	

LAND DESCRIPTION

TOTAL OB/XF 75,363

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