LOT 78
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

MCDONALD JOSEPH T & GAIL S L/E/
96605 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

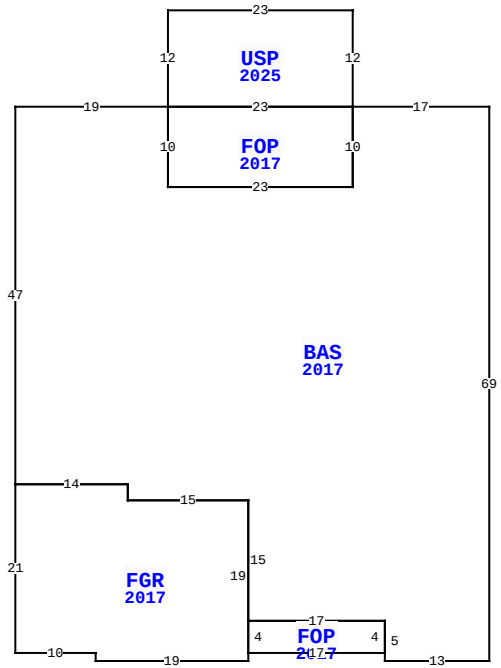
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2017	3,148	448,690
FGR	598	55	2017	329	46,893
FOP	68	30	2017	20	2,851
FOP	230	30	2017	69	9,835
USP	276	30	2025	83	11,830
TOTALS	4,320			3,649	520,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,649	111.3210	146.94	536,184	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 3148 HX Base Yr 2018



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

96605 GRANDE OAKS LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		520,098
TOTAL MARKET OB/XF VALUE		26,330
TOTAL LAND VALUE - MARKET		137,500
TOTAL MARKET VALUE		683,928
SOH/AGL Deduction		268,885
ASSESSED VALUE		415,043
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		364,321
TOTAL JUST VALUE		683,928
NCON VALUE		11,829
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		603,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230012514	23X14 COMPOS	6,805	09/28/2023
AP160328	CO ISSUED	0	01/30/2017
B1632520	NEW CONSTR	389,516	06/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2731/386	7/17/2024	QC	U	I	11	100
GRANTOR: MCDONALD JOSEPH T & G						
GRANTEE: MILLER KRISTA M						
2107/1040	3/15/2017	WD	Q	I	02	424,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCDONALD JOSEPH T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W17 S10 W23 N10 W19 S47 E14 S2 E15 S15 E17 S5 E13 N69 $
FGR=[YR=2017;ORIG=-59,47] S21 E10 S1 E19 N1 N19 W15 N2 W14 $
FOP=[YR=2017;ORIG=-17,0] W23 S10 E23 N10 $
FOP=[YR=2017;ORIG=-30,68] E17 N4 W17 S4 $
USP=[YR=2025;ORIG=-40,0] E23 N12 W23 S12 $
.

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	19	3	57.00	SF	10.00	10.00	100	2017	2017	3	96	547	
2	0855	CONC PAVER	0	100	0	0	1,280.00	SF	10.00	10.00	100	2017	2017	3	96	12,288	
3	0855	CONC PAVER	0	100	23	8	184.00	SF	10.00	10.00	100	2017	2017	3	96	1,766	
4	0855	CONC PAVER	0	100	23	6	138.00	SF	10.00	10.00	100	2024	2023		100	1,380	
5	0462	ST/AL FNC	0	100	0	0	1,056.00	SF	10.00	10.00	100	2024	2023		98	10,349	

LAND DESCRIPTION

TOTAL OB/XF 26,330

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 01/30/2025 BY NWA Total Acres: 0.00 Total Land Value: 137,500 Market: 0 Agricultural: 0 Common: 137,500 PRINTED 07/30/2025 BY SYS