LOT 79
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

LOCKIE LIVING TRUST/LOCKIE DEANNA L TRUSTEE
96633 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0079-0000

BUILDING CHARACTERISTICS

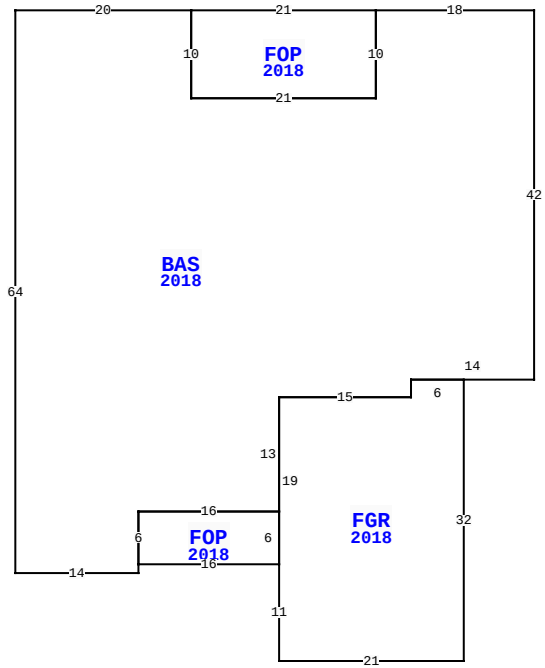
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,846	100	2018	2,846	405,128
FGR	642	55	2018	353	50,250
FOP	96	30	2018	29	4,128
FOP	210	30	2018	63	8,968
TOTALS	3,794			3,291	468,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,291	110.6070	146.00	480,486	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2025 Heated Area: 2846 HX Base Yr



96633 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		468,474
TOTAL MARKET OB/XF VALUE		24,799
TOTAL LAND VALUE - MARKET		137,500
TOTAL MARKET VALUE		630,773
SOH/AGL Deduction		68,604
ASSESSED VALUE		562,169
TOTAL EXEMPTION VALUE	13	562,169
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		630,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		564,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800683	CO ISSUED	0	10/15/2018
B1800683	NEW CONSTR	367,631	01/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2720/1495	6/24/2024	WD	Q	I	01	815,000
GRANTOR: RUSSELL DANIEL J & CO						
GRANTEE: LOCKIE LIVING TRUST						
2230/1713	10/15/2018	SW	Q	I	01	431,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: RUSSELL DANIEL J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] W21 S10 E21 N10$ S10 W21 N10 W20 S64 E14 N1 FOP=[YR=2018] E16 FGR=[YR=2018] S11 E21 N32 W6 S2 W15 S19$ N6 W16 S6$ N6 E16 N13 E15 N2 E14 N42$.

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	1,462.00	SF	7.00	7.00	100	2018	2018	3	97	9,927	
2	0855	CONC PAVER	0	100	0	0	150.00	SF	7.00	7.00	100	2018	2018	3	97	1,019	
3	0462	ST/AL FNC	0	100	0	0	744.00	SF	10.00	10.00	100	2018	2018	3	84	6,250	
4	0855	CONC PAVER	0	100	0	0	768.00	SF	10.00	10.00	100	2024	2021		99	7,603	

LAND DESCRIPTION

TOTAL OB/XF 24,799

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