LOT 2
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

PETTIT SCOTT D & LESLIE F
96085 OAK CANOPY LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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

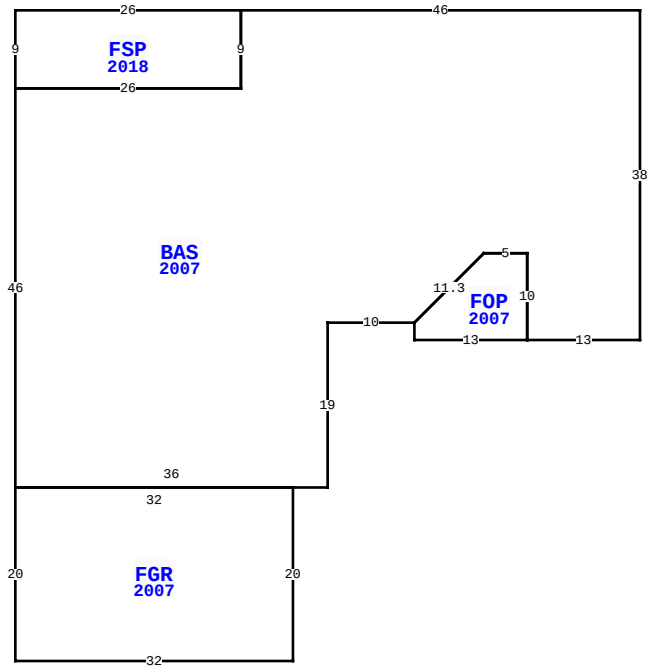
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4069.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,996	100	2007	2,996	415,497
FGR	640	55	2007	352	48,817
FOP	98	30	2007	29	4,022
FSP	234	40	2018	94	13,037
TOTALS	3,968			3,471	481,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,471	109.6410	152.40	528,980	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2020 Heated Area: 2996 HX Base Yr 2020



96085 OAK CANOPY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		481,372
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		616,372
SOH/AGL Deduction		251,514
ASSESSED VALUE		364,858
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		313,447
TOTAL JUST VALUE		616,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		598,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108848	ROOF	0	07/06/2021
B0618440	NEW CONSTR	0	12/01/2006
C18440	CO ISSUED	0	12/01/2006
E18529	ELEC OTHER	2,000	12/01/2006
M12259	MECH OTHER	0	11/01/2006
P11610	OTHER	0	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2270/1651	4/26/2019	WD	Q	I	02	380,000
GRANTOR: CRAFT BILLY JOE JR &						
GRANTEE: PETTIT SCOTT D & LE						
1751/0561	8/10/2011	WD	U	I	11	255,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: CRAFT BILLY JOE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W46 FSP=[YR=2018] W26 S9 E26 N9$ S9 W26 S46
FGR=[YR=2007] S20 E32 N20 W32$ E36 N19 E10 FOP=[YR=2007] S2
E13 N10 W5 L8 D8 $ U8 R8 E5 S10 E13 N38$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS