LOT 7
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

LITTLETON DEBORAH H
96044 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0007-0000

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 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

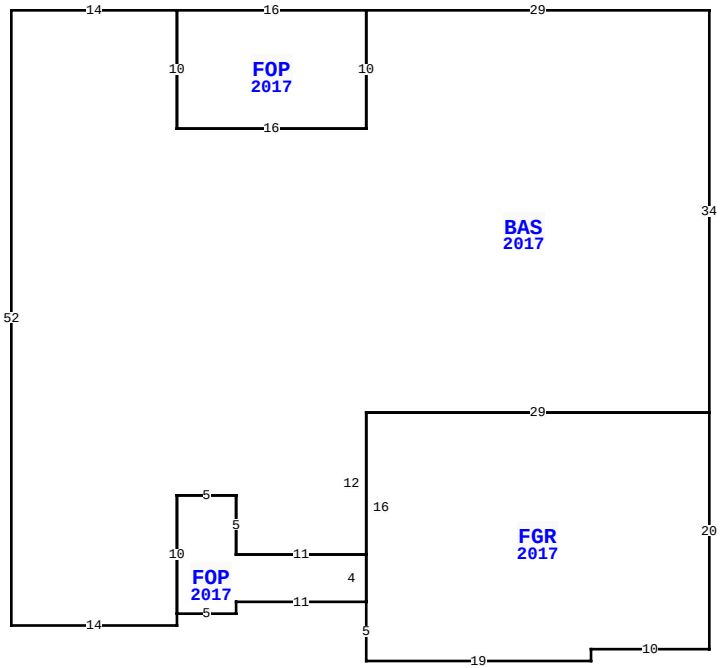
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100	2017	2,265	359,530
FGR	599	55	2017	329	52,223
FOP	94	30	2017	28	4,445
FOP	160	30	2017	48	7,620
TOTALS	3,118			2,670	423,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,670	118.3392	164.49	439,188	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2024 Heated Area: 2265 HX Base Yr 2024



96044 GRANDE OAKS LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		423,816
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		606,316
SOH/AGL Deduction		42,788
ASSESSED VALUE		563,528
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		512,117
TOTAL JUST VALUE		606,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908436	SWIM POOL	41,650	08/07/2019
B1632618	CO ISSUED	0	04/18/2017
B1632618	NEW CONSTR	338,528	07/07/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2643/1079	5/25/2023	WD	Q	I	01	750,000
GRANTOR: YOUNG MATTHEW T & ANG						
GRANTEE: LITTLETON DEBORAH H						
2117/1256	4/27/2017	SW	Q	I	02	306,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: YOUNG MATTHEW T & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W29 FOP=[YR=2017] W16 S10 E16 N10$ S10 W16 N10 W14 S52 E14 N1 FOP=[YR=2017] E5 N1 E11 FGR=[YR=2017] S5 E19 N1 E10 N20 W29 S16$ N4 W11 N5 W5 S10$ N10 E5 S5 E11 N12 E29 N34$.

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
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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