LOT 11
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

PATTERSON JEREMY & CHASSIDY
96122 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

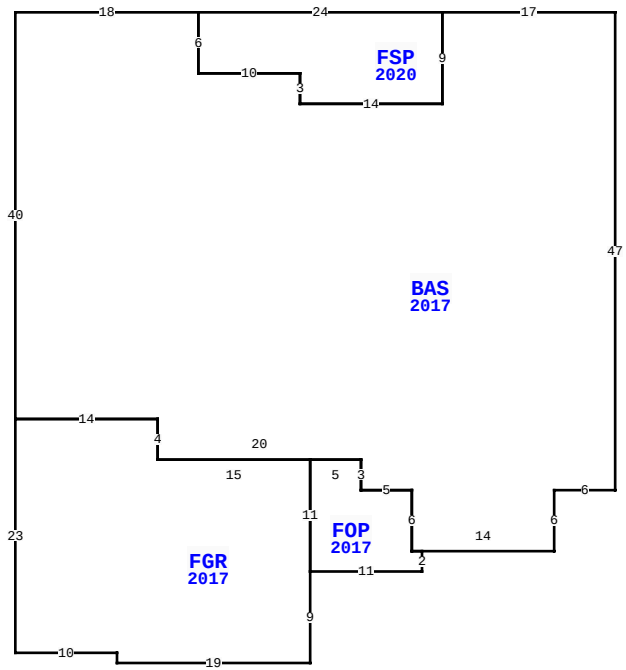
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2017	2,513	395,258
FGR	626	55	2017	344	54,107
FOP	97	30	2017	29	4,562
FSP	186	40	2020	74	11,639
TOTALS	3,422			2,960	465,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,960	117.2556	162.99	482,450	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2020 Heated Area: 2513 HX Base Yr 2020



96122 GRANDE OAKS LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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		465,564
TOTAL MARKET OB/XF VALUE		70,393
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		670,957
SOH/AGL Deduction		274,565
ASSESSED VALUE		396,392
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		344,981
TOTAL JUST VALUE		670,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		659,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101420	SCRN ENCLSR	0	02/08/2021
B20443	SWIM POOL	73,783	06/10/2020
B1702884	CO ISSUED	0	09/15/2017
B1702884	NEW CONSTR	320,411	04/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2297/0786	8/09/2019	WD	Q	I	01	374,000
GRANTOR: CAYLESS JUSTIN R & BR						
GRANTEE: PATTERSON JEREMY &						
2147/0617	9/21/2017	SW	Q	I	01	362,500
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: CAYLESS JUSTIN R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FSP=[YR=2020] W24 S6 E10 S3 E14 N9$ S9 W14 N3 W10 N6 W18 S40 FGR=[YR=2017] S23 E10 S1 E19 N9 FOP=[YR=2017] E11 N2 W1 N6 W5 N3 W5 S11$ N11 W15 N4 W14$ E14 S4 E20 S3 E5 S6 E14 N6 E6 N47$.

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	0911	SCRN RM A	0	100	47	33	1,551.00	SF	18.00	18.00	100	2020	2020	3	82	22,893	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 70,393

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