LOT 12
IN OR 2200/436
GRANDE OAKS AT AMELIA REPLAT

MAHLER ERIC & SARAH J
96142 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

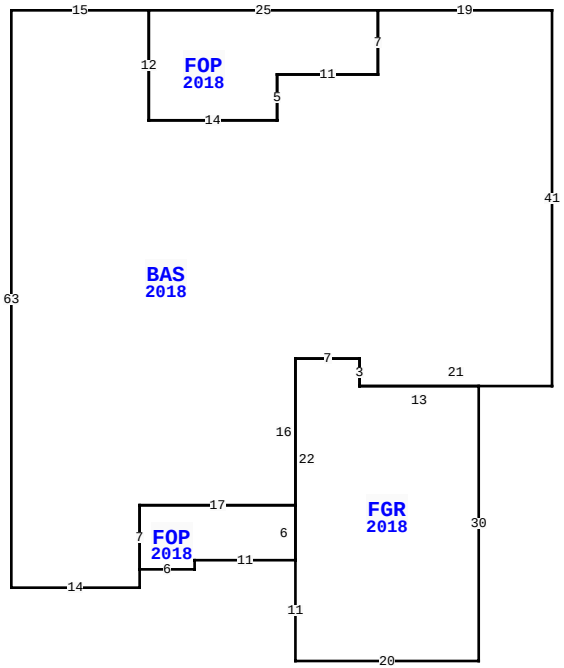
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,682	100	2018	2,682	407,999
FGR	621	55	2018	342	52,027
FOP	108	30	2018	32	4,868
FOP	245	30	2018	74	11,257
TOTALS	3,656			3,130	476,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,130	112.8288	156.83	490,878	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2019 Heated Area: 2682 HX Base Yr 2019



96142 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		476,152
TOTAL MARKET OB/XF VALUE		60,641
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		671,793
SOH/AGL Deduction		261,515
ASSESSED VALUE		410,278
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		358,867
TOTAL JUST VALUE		671,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		653,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807608	SCRN ENCLSRE	25,334	10/01/2018
B1809191	SWIM POOL	48,000	09/10/2018
B1708228	CO ISSUED	0	05/29/2018
B1708228	NEW CONSTR	342,121	09/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2200/0436	5/30/2018	SW	Q	I	02	384,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: MAHLER ERIC & SARAH						
2086/1557	11/29/2016	SW	U	V	37	502,300
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 FOP=[YR=2018] W25 S12 E14 N5 E11 N7$ S7 W11 S5 W14 N12 W15 S63 E14 N2 FOP=[YR=2018] E6 N1 E11 FGR=[YR=2018] S11 E20 N30 W13 N3 W7 S22$ N6 W17 S7$ N7 E17 N16 E7 S3 E21 N41$.

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
4	0911	SCRN RM A	0	100	26	36	936.00	SF	18.00	18.00	100	2019	2019	3	78	13,141	
5	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 60,641

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