LOT 17
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

WHEELER CHRISTINA A
96226 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0017-0000

BUILDING CHARACTERISTICS

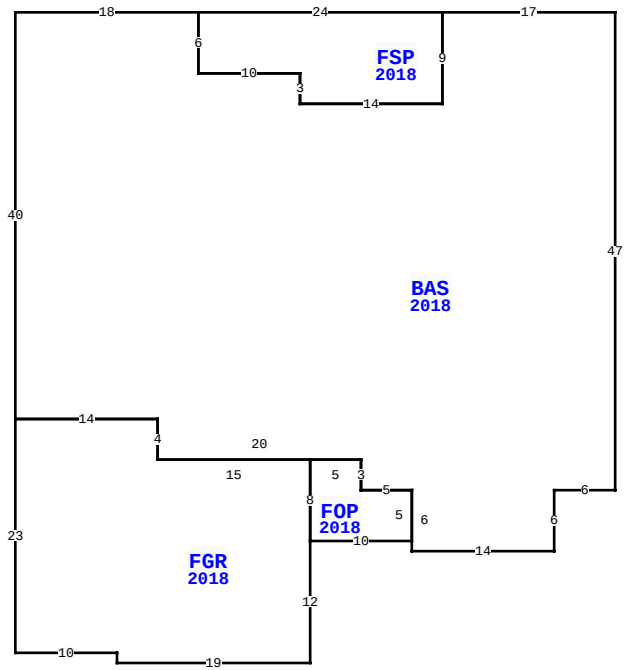
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,513	100	2018	2,513	386,264
FGR	626	55	2018	344	52,875
FOP	65	30	2018	20	3,074
FSP	186	40	2018	74	11,374
TOTALS	3,390			2,951	453,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,951	113.9985	158.46	467,615	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2022 Heated Area: 2513 HX Base Yr 2022



96226 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		453,587
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		588,587
SOH/AGL Deduction		114,165
ASSESSED VALUE		474,422
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		418,011
TOTAL JUST VALUE		588,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013421	SCREEN ENCLOSURE	25,000	12/09/2025
SP250012132	POOL FIBERGLASS	70,756	10/31/2025
C170954	CO ISSUED	0	09/20/2018
B1709594	NEW CONSTR	319,979	10/30/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2477/0092	6/30/2021	WD	Q	I	01	485,000
GRANTOR: WILLIAMS JAMES M & SU						
GRANTEE: WHEELER CHRISTINA A						
2227/0954	9/27/2018	SW	Q	I	01	380,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: WILLIAMS JAMES MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FSP=[YR=2018] W24 S6 E10 S3 E14 N9$ S9 W14 N3 W10 N6 W18 S40 FGR=[YR=2018] S23 E10 S1 E19 N12 FOP=[YR=2018] E10 N5 W5 N3 W5 S8 $ N8 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

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 05/21/2026 BY IB Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS