LOT 21
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

KAUTZMAN ALEXANDER A & TARA M
96266 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0021-0000

BUILDING CHARACTERISTICS

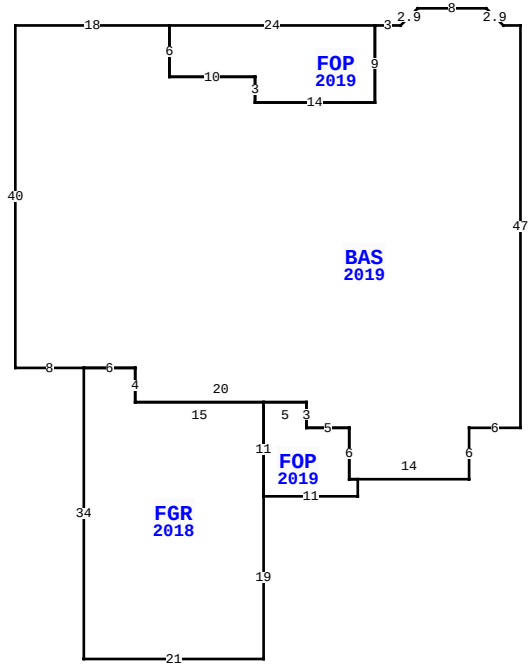
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,533	100	2019	2,533	391,345
FGR	654	55	2018	360	55,620
FOP	97	30	2019	29	4,480
FOP	186	30	2019	56	8,652
TOTALS	3,470			2,978	460,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,978	113.9985	158.46	471,894	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2023 Heated Area: 2533 HX Base Yr



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

96266 GRANDE OAKS LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		460,097
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		595,097
SOH/AGL Deduction		47,022
ASSESSED VALUE		548,075
TOTAL EXEMPTION VALUE	13	548,075
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		595,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		583,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
260005105	NEW SCREEN ENCLOS	22,460	05/12/2026
SP250012024	POOL RESI	120,564	10/29/2025
C1810191	CO ISSUED	0	06/18/2019
B1810191	NEW CONSTR	343,088	10/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/1879	11/24/2020	WD	Q	I	01	430,000
GRANTOR: ESPAT CAMILA A & JIMM						
GRANTEE: KAUTZMAN ALEXANDER						
2284/0078	6/19/2019	SW	Q	I	01	377,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: ESPAT CAMILA A & JI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W2 U2 L2 W8 D2 L2 W3 FOP=[YR=2019] W24 S6 E10 S3 E14 N9$ S9 W14 N3 W10 N6 W18 S40 E8 FGR=[YR=2018] S34 E21 N19 FOP=[YR=2019] E11 N2 W1 N6 W5 N3 W5 S11$ N11 W15 N4 W6$ E6 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 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