LOT 24
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

MALEY PATRICK A & KATHERINE N
96318 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0024-0000

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

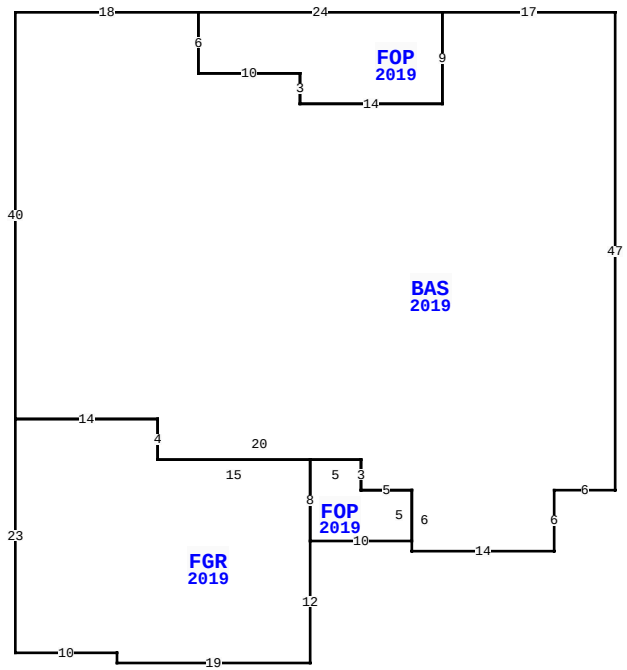
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2019	2,513	392,616
FGR	626	55	2019	344	53,745
FOP	65	30	2019	20	3,125
FOP	186	30	2019	56	8,749
TOTALS	3,390			2,933	458,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,933	115.2816	160.24	469,984	2019	2019	0	0	0	2.50	97.50

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



96318 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		458,234
TOTAL MARKET OB/XF VALUE		66,098
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		659,332
SOH/AGL Deduction		265,197
ASSESSED VALUE		394,135
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		342,724
TOTAL JUST VALUE		659,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		634,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000793	SWIM POOL	30,000	01/28/2020
B2000630	SCRN ENCSLRE	11,000	01/22/2020
C1803301	CO ISSUED	0	05/14/2019
B1803301	NEW CONSTR	333,257	04/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2277/1648	5/28/2019	SW	Q	I	01	369,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MALEY PATRICK & KAT						
2175/0696	1/31/2018	SW	U	V	37	398,100
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] W24 S6 E10 S3 E14 N9$ S9 W14 N3 W10 N6 W18 S40 FGR=[YR=2019] S23 E10 S1 E19 N12 FOP=[YR=2019] 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
3	0911	SCRN RM A	0	100	45	28	1,260.00	SF	18.00	18.00	100	2020	2020	3	82	18,598	
4	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 66,098

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