LOT 27
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

HUTCHISON ANDREA L
96370 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0027-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

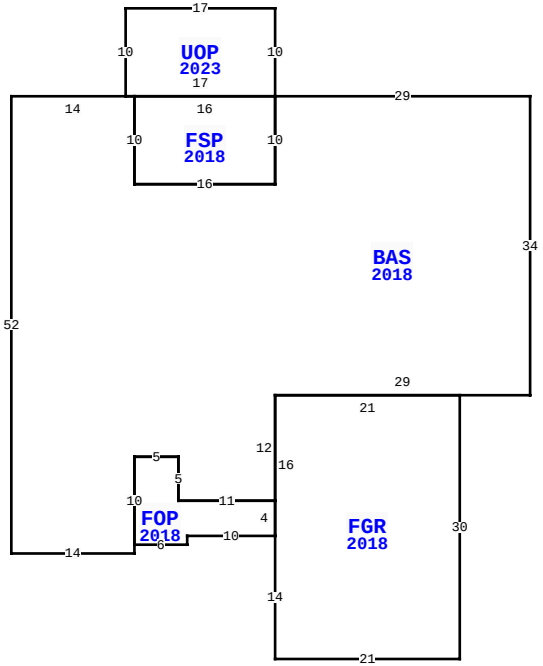
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100	2018	2,265	369,390
FGR	630	55	2018	346	56,428
FOP	95	30	2018	28	4,567
FSP	160	40	2018	64	10,437
UOP	170	20	2023	34	5,545
TOTALS	3,320			2,737	446,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,737	120.9600	168.13	460,172	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2023 Heated Area: 2265 HX Base Yr 2023



96370 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		446,367
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		581,367
SOH/AGL Deduction		81,692
ASSESSED VALUE		499,675
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		448,264
TOTAL JUST VALUE		581,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1907981	SOLAR PANELS	16,000	11/01/2019
C1709591	CO ISSUED	0	06/28/2018
B1709591	NEW CONSTR	292,573	10/30/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2629/1953	2/23/2023	QC	U	I	11	100
GRANTOR: HUTCHISON ROBERT SHAW						
GRANTEE: HUTCHISON ANDREA LE						
2555/1107	4/14/2022	WD	Q	I	02	599,900
GRANTOR: RICHARDS MICHAEL H &						
GRANTEE: HUTCHISON ANDREA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W29 S10 W16 N10 W14 S52 E14 N1 N10 E5 S5 E11 N12 E29 N34 $
FGR=[YR=2018;ORIG=-29,50] S14 E21 N30 W21 S16 $
FSP=[YR=2018;ORIG=-29,0] W16 S10 E16 N10 $
FOP=[YR=2018;ORIG=-45,51] E6 N1 E10 N4 W11 N5 W5 S10 $
UOP=[YR=2023;ORIG=-29,0] W17 N10 E17 S10 $
.

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 06/06/2023 BY NW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS