

LOT 28
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

FIorentino PATRICE
96388 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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

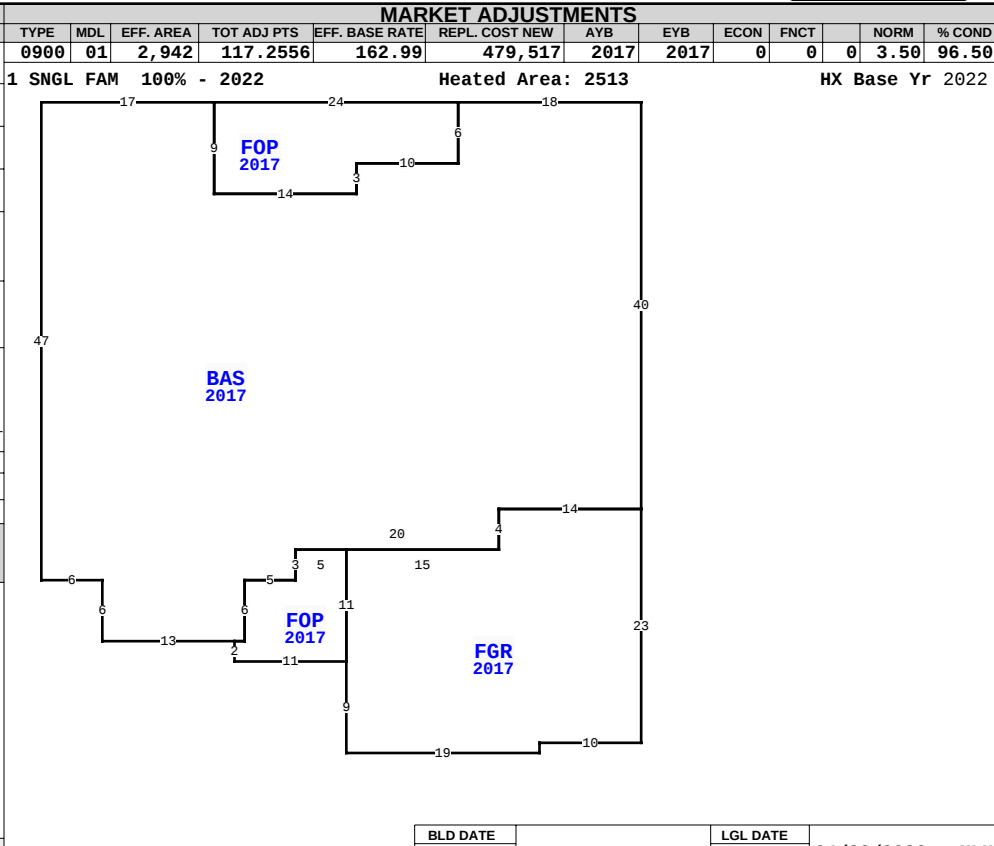
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2017	2,513	395,258
FGR	626	55	2017	344	54,107
FOP	97	30	2017	29	4,562
FOP	186	30	2017	56	8,808
TOTALS	3,422			2,942	462,734

EXTRA FEATURES

L N	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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	2,000.00	100	2017	2017	3	97	1,940

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



96388 GRANDE OAKS LN, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 1,940

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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							

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		462,734
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		599,674
SOH/AGL Deduction		239,268
ASSESSED VALUE		360,406
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		308,995
TOTAL JUST VALUE		599,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705436	CO ISSUED	0	03/27/2018
B1705436	NEW CONSTR	320,411	06/19/2017

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2441/1611	3/11/2021	WD	Q	I	01	446,000

GRANTOR: MILLER JEREMY A & JAM
GRANTEE: FIORENTINO PATRICE
2186/0690 3/27/2018 SW Q I 01 374,000
GRANTOR: D R HORTON INC-JACKSO
GRANTEE: MILLER JEREMY A & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 FOP=[YR=2017] W24 S9 E14 N3 E10 N6\$ S6 W10
S3 W14 N9 W17 S47 E6 S6 E13 FOP=[YR=2017] S2 E11
FGR=[YR=2017] S9 E19 N1 E10 N23 W14 S4 W15 S11\$ N11 W5 S3 W5
S6 W1\$ E1 N6 E5 N3 E20 N4 E14 N40\$.