LOT 31
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

KETCHUM MARK R JR & HAYLEY A
3720 GRACE ST
OWINGS, MD 30736

2026

39-2N-28-0680-0031-0000

NASSAU COUNTY PROPERTY

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

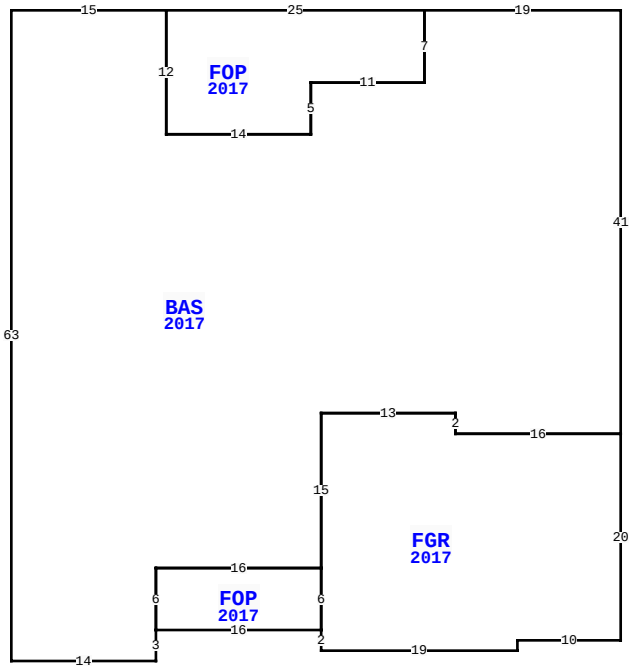
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4069.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,664	100	2017	2,664	410,087
FGR	625	55	2017	344	52,954
FOP	96	30	2017	29	4,464
FOP	245	30	2017	74	11,391
TOTALS	3,630			3,111	478,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,111	114.7608	159.52	496,267	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 0% - 0 Heated Area: 2664 HX Base Yr



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

96440 GRANDE OAKS LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	478,898
TOTAL MARKET OB/XF VALUE	50,000
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	663,898
SOH/AGL Deduction	51,442
ASSESSED VALUE	612,456
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	612,456
TOTAL JUST VALUE	663,898
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	652,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109762	SWIM POOL	81,520	07/26/2021
B1702887	CO ISSUED	0	08/24/2017
B1702887	NEW CONSTR	341,579	04/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2367/1441	6/08/2020	WD	Q	I	01	432,500
GRANTOR: GALLUCCI THOMAS E & A						
GRANTEE: KETCHUM MARK R JR &						
2143/0820	8/28/2017	SW	Q	I	02	383,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GALLUCCI THOMAS E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W19 S7 W11 S5 W14 N12 W15 S63 E14 N3 N6 E16 N15 E13 S2 E16 N41 $
FGR=[YR=2017;ORIG=-29,60] S2 E19 N1 E10 N20 W16 N2 W13 S15 S6 $
FOP=[YR=2017;ORIG=-19,0] W25 S12 E14 N5 E11 N7 $
FOP=[YR=2017;ORIG=-45,60] E16 N6 W16 S6 $
.

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
5	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	0		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