LOT 32
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

LAPTHORN KEVIN & JANET
96452 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0032-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

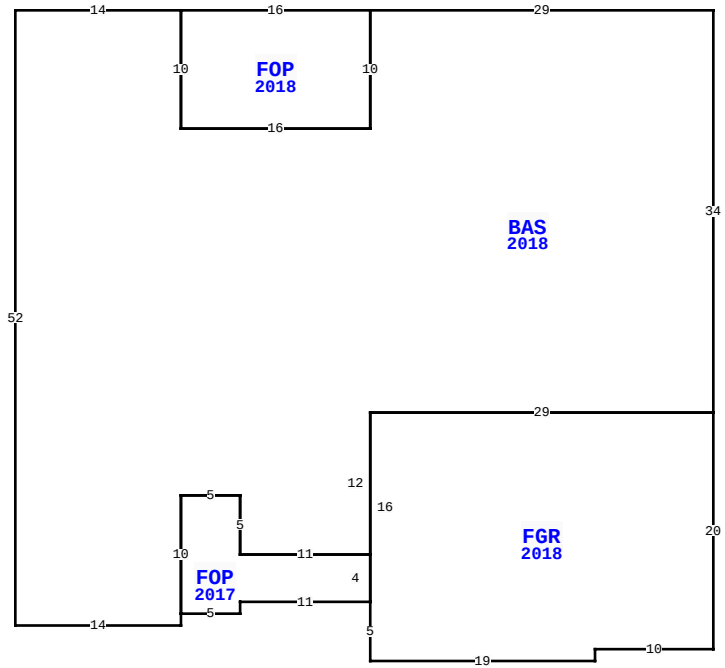
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4069.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100	2018	2,265	353,395
FGR	599	55	2018	329	51,332
FOP	94	30	2017	28	4,369
FOP	160	30	2018	48	7,489
TOTALS	3,118			2,670	416,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,670	115.7184	160.85	429,470	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2021 Heated Area: 2265 HX Base Yr 2021



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

96452 GRANDE OAKS LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		416,586
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		551,586
SOH/AGL Deduction		182,521
ASSESSED VALUE		369,065
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		317,654
TOTAL JUST VALUE		551,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702798	CO ISSUED	0	01/25/2018
B1702798	NEW CONSTR	291,812	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2389/0956	9/01/2020	WD	Q	I	02	394,700
GRANTOR: CLERY DAVID ALBERT &						
GRANTEE: LAPTHORN KEVIN & JA						
2173/0227	1/26/2018	WD	Q	I	01	342,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CLERY DAVID ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W29 FOP=[YR=2018] W16 S10 E16 N10$ S10 W16 N10 W14 S52 E14 N1 FOP=[YR=2017] E5 N1 E11 FGR=[YR=2018] S5 E19 N1 E10 N20 W29 S16$ N4 W11 N5 W5 S10$ N10 E5 S5 E11 N12 E29 N34$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 04/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS