

LOT 33
IN OR 2166/502
(EX ESMT IN OR 1509/1048 &

ONEILL EUGENE & DONNA MH
96464 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0033-0000



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. 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	

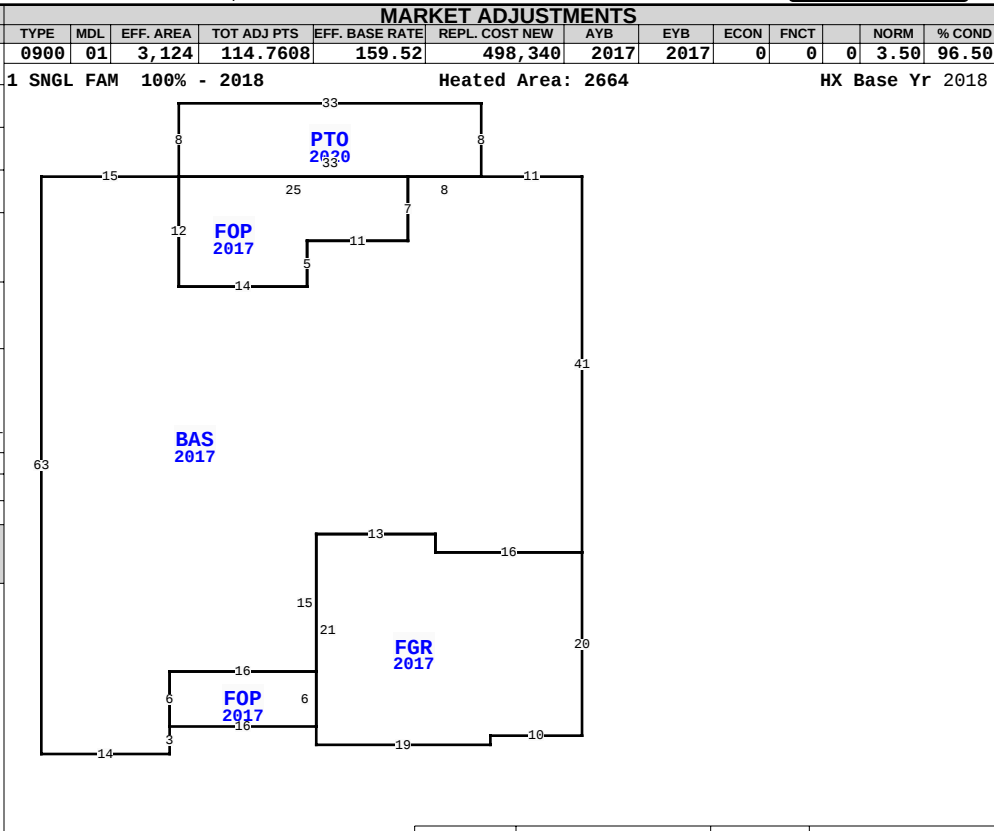
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,664	100	2017	2,664	410,087
FGR	625	55	2017	344	52,954
FOP	96	30	2017	29	4,464
FOP	245	30	2017	74	11,391
PTO	264	5	2020	13	2,001

TOTALS	3,894			3,124	480,898
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
6	1076	TRELLIS A	0	100	33	8	264.00	SF	7.50
7	0300	BOAT DCK W	0	100	180	6	1,080.00	SF	40.00
8	0300	BOAT DCK W	0	100	16	12	192.00	SF	40.00
9	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00
10	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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96464 GRANDE OAKS LN, FERNANDINA BEACH	BLD DATE	LGL DATE	04/22/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
57,408									

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57,408									

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0	Common: 250,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	480,898		
TOTAL MARKET OB/XF VALUE	57,408		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	788,306		
SOH/AGL Deduction	311,535		
ASSESSED VALUE	476,771		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	425,360		
TOTAL JUST VALUE	788,306		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	737,055		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706648	CO ISSUED	0	12/20/2017
B1706648	NEW CONSTR	341,579	07/25/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2166/0502	12/22/2017	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					SALE PRICE
GRANTEE: ONEILL EUGENE & DON					
2104/1297	3/01/2017	SW	U	V	37
GRANTOR: AMELIA RIVER-JACKSONV					507,600
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W11 PTO=[YR=2020] N8 W33 S8 E33\$ W8 FOP=[YR=2017] W25 S12 E14 N5 E11 N7\$ S7 W11 S5 W14 N12 W15 S63 E14 N3 FOP=[YR=2017] E16FGR=[YR=2017] S2 E19 N1 E10 N20 W16 N2 W13 S21\$ N6 W16 S6\$ N6 E16 N15 E13 S2 E16 N41\$.									