LOT 34
IN OR 2247/413
(EX ESMT IN OR 1509/1048,

LILES CHRISTOPHER V & TIFFANY L
96468 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0034-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

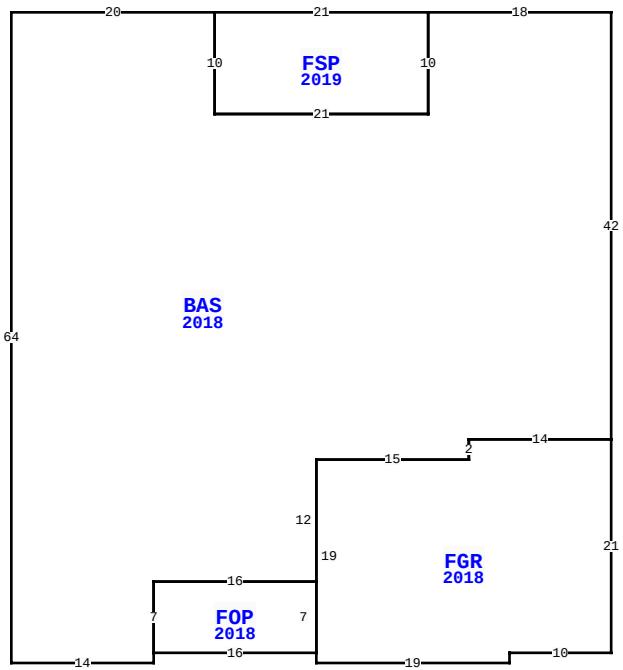
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100	2018	2,830	426,836
FGR	598	55	2018	329	49,621
FOP	112	30	2018	34	5,128
FSP	210	40	2019	84	12,669
TOTALS	3,750			3,277	494,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,277	111.8628	155.49	509,541	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2020 Heated Area: 2830 HX Base Yr 2020



96468 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		494,255
TOTAL MARKET OB/XF VALUE		72,149
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		816,404
SOH/AGL Deduction		268,095
ASSESSED VALUE		548,309
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		496,898
TOTAL JUST VALUE		816,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		786,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B203263	SCRN ENCLSR	12,500	05/01/2020
B191063	SWIM POOL	32,000	02/01/2019
C1812516	CO ISSUED	0	12/28/2018
B1803831	NEW CONSTR	373,999	04/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2247/0413	12/31/2018	SW	Q	I	01	483,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LILES CHRISTOPHER V						
2175/0696	1/31/2018	SW	U	V	37	398,100
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FSP=[YR=2019] W21 S10 E21 N10$ S10 W21 N10 W20 S64 E14 N1 FOP=[YR=2018] E16 FGR=[YR=2018] S1 E19 N1 E10 N21 W14 S2 W15 S19$ N7 W16 S7$ N7 E16 N12 E15 N2 E14 N42$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	97	3,395	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	
9	0911	SCRN RM A	0	100	45	32	1,440.00	SF	18.00	18.00	100	2020	2020	3	82	21,254	

LAND DESCRIPTION

TOTAL OB/XF 72,149

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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS