

LOT 40
IN OR 2222/603
(EX ESMT IN OR 1509/1048 &

STECKLEY AARON P/PEETERS NICOLE R
96548 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0040-0000



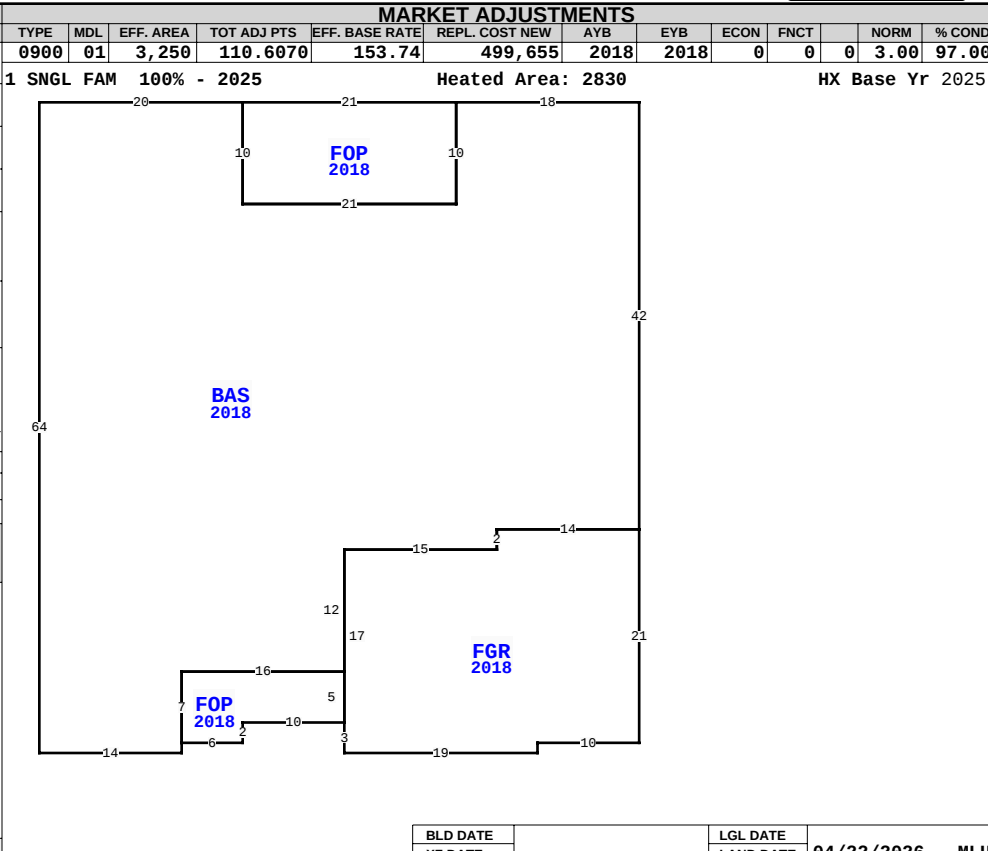
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	422,031
FGR	598	55	2018	329	49,063
FOP	92	30	2018	28	4,176
FOP	210	30	2018	63	9,395
TOTALS	3,730			3,250	484,665

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
7	0300	BOAT DCK W	0	100	0	0	680.00	SF	40.00

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



TOTAL OB/XF									
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3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
7	0300	BOAT DCK W	0	100	0	0	680.00	SF	40.00

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1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	484,665								
TOTAL MARKET OB/XF VALUE	71,980								
TOTAL LAND VALUE - MARKET	250,000								
TOTAL MARKET VALUE	806,645								
SOH/AGL Deduction	27,614								
ASSESSED VALUE	779,031								
TOTAL EXEMPTION VALUE	HX HB 51,411								
BASE TAXABLE VALUE	727,620								
TOTAL JUST VALUE	806,645								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	758,550								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000440	SWIM POOL	42,000	01/15/2020
C1711255	CO ISSUED	0	07/30/2018
B1711255	NEW CONSTR	360,927	12/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2222/0603	9/06/2018	SW	U	I	11	100
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: STECKLEY AARON P &						
2214/1510	7/30/2018	SW	Q	I	01	459,900
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: STECKLEY AARON P &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W18 FOP=[YR=2018] W21 S10 E21 N10\$ S10 W21 N10 W20 S64 E14 N1 FOP=[YR=2018] E6 N2 E10 FGR=[YR=2018] S3 E19 N1 E10 N21 W14 S2 W15 S17\$ N5 W16 S7\$ N7 E16 N12 E15 N2 E14 N42\$.									