LOT 43
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

MILLER STEVEN & CHRISTINA
96608 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

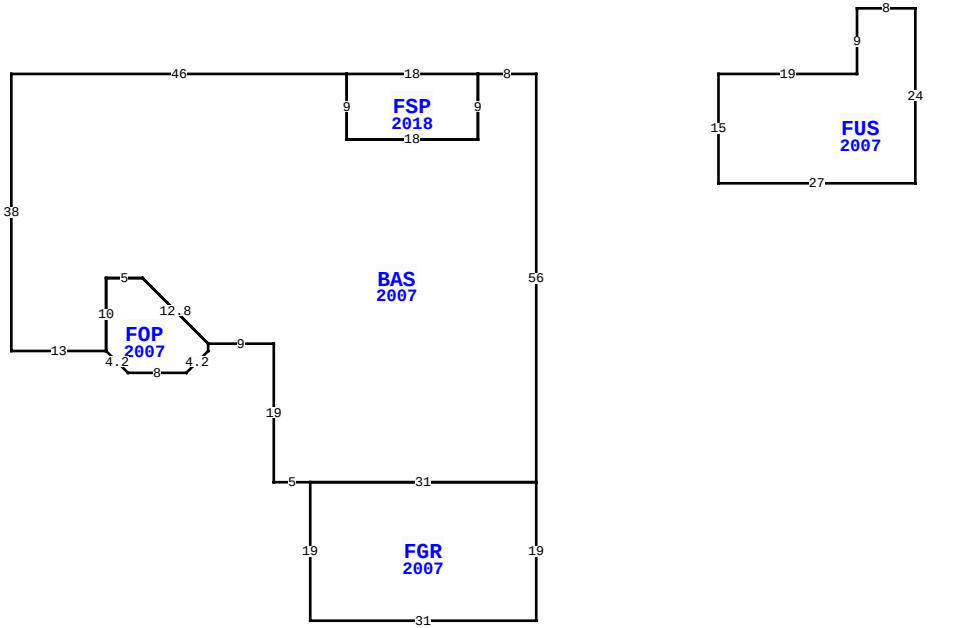
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	3,114	100	2007	3,114	433,845
FGR	589	55	2007	324	45,140
FOP	133	30	2007	40	5,573
FSP	162	40	2018	65	9,056
FUS	477	100	2007	477	66,456
TOTALS	4,475			4,020	560,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,020	110.1408	153.10	615,462	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2022 Heated Area: 3591 HX Base Yr 2022



96608 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		560,070
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		810,070
SOH/AGL Deduction		146,436
ASSESSED VALUE		663,634
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		612,223
TOTAL JUST VALUE		810,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		748,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18598	ELEC OTHER	2,000	01/01/2007
M12390	MECH OTHER	0	01/01/2007
B18441	NEW CONSTR	258,852	12/01/2006
C18441	CO ISSUED	0	12/01/2006
R09953	REPAIR/RRF	22,000	12/01/2006
P11604	OTHER	0	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2508/1932	10/28/2021	WD	Q	I	01	640,000
GRANTOR: ANDERSON HOWARD						
GRANTEE: MILLER STEVEN THOMA						
2466/0073	5/20/2021	PR	U	I	19	490,000
GRANTOR: SOLENSTEN JULIANNE PR						
GRANTEE: ANDERSON HOWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W8 FSP=[YR=2018] W18 S9 E18 N9 $ S9 W18 N9 W46 S38 E13 FOP=[YR=2007] D3 R3 E8 U3 R3 N1 U9 L9 W5 S10 $ N10 E5 D9 R9 E9 S19 E5 FGR=[YR=2007] S19 E31 N19 W31 $ E31 N56 $ PTR=E25 FUS=[YR=2007] E19 N9 E8 S24 W27 N15 $ W25 $.

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	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