LOT 44
ESMT PT OR 1509/1048
GRANDE OAKS AT AMELIA REPLAT

FAGLER WILLARD C JR & ROSEMARY
96622 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

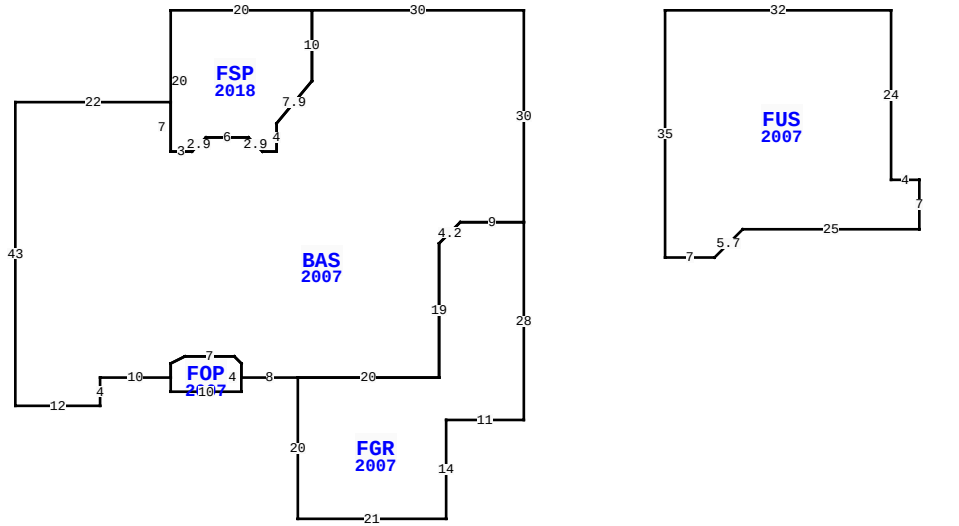
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	2.	2. 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	2,869	100	2007	2,869	396,005
FGR	746	55	2007	410	56,592
FOP	49	30	2007	15	2,070
FSP	349	40	2018	140	19,324
FUS	1,056	100	2007	1,056	145,758
TOTALS	5,069			4,490	619,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,490	109.1244	151.68	681,043	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2021 Heated Area: 3925 HX Base Yr 2021



96622 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		619,749
TOTAL MARKET OB/XF VALUE		2,614
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		872,363
SOH/AGL Deduction		328,496
ASSESSED VALUE		543,867
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		492,456
TOTAL JUST VALUE		872,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		823,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703503	REMODEL- DOOR	669	07/01/2017
B1327487	PAVEERS	0	07/01/2013
E18597	ELEC OTHER	2,000	01/01/2007
M12389	MECH OTHER	0	01/01/2007
B0618442	NEW CONSTR	0	12/01/2006
C18442	CO ISSUED	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2390/0474	9/04/2020	WD	Q	I	02	565,000
GRANTOR: FRATINO KATHY D						
GRANTEE: FAGLER WILLARD C JR						
1856/0571	5/03/2013	WD	Q	I	02	430,000
GRANTOR: HAERING FRANKLIN C &						
GRANTEE: FRATINO THOMAS A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30 FSP=[YR=2018] W20 S20 E3 R2 U2 E6 D2 R2 E2 N4 R5 U6 N10$ S10 D6 L5 S4 W2 L2 U2 W6 D2 L2 W3 N7 W22 S43 E12 N4 E10 FOP=[YR=2007] S2 E10 N4 U1 L1 W7 D1 L2 S2$N2 R2 U1 E7 D1 R1 S2 E8 FGR=[YR=2007] S20 E21 N14 E11 N28 W9 L3 D3 S19 W20$ E20 N19 U3 R3 E9 N30$ PTR= E20 FUS=[YR=2007] E32 S24 E4 S7 W25 L4 D4 W7 N35$ W20$.

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
2	0911	SCRN RM A	0	100	0	0	264.00	SF	18.00	18.00	100	2014	2014	3	55	2,614	

LAND DESCRIPTION

TOTAL OB/XF 2,614

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