LOT 45
ESMT PT OR 1509/1048
GRANDE OAKS AT AMELIA REPLAT

WIEDMAN KIRK H & PATRICIA L/E/
96644 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0045-0000

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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

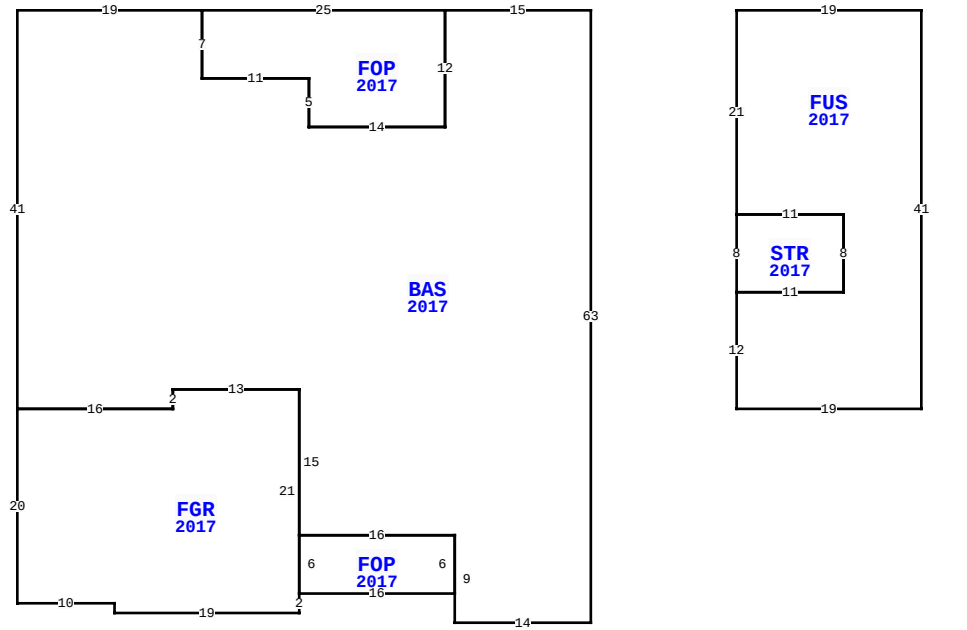
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,664	100	2017	2,664	401,167
FGR	625	55	2017	344	51,802
FOP	96	30	2017	29	4,367
FOP	245	30	2017	74	11,144
FUS	691	100	2017	691	104,057
STR	88	10	2017	9	1,355
TOTALS	4,409			3,811	573,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,811	112.2660	156.05	594,707	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2018 Heated Area: 3355 HX Base Yr 2018



96644 GRANDE OAKS LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		573,892
TOTAL MARKET OB/XF VALUE		64,132
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		888,024
SOH/AGL Deduction		349,436
ASSESSED VALUE		538,588
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		482,177
TOTAL JUST VALUE		888,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		819,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1710670	SCRN ENCLSRE	30,307	12/01/2017
B1706545	SWIM POOL	34,000	10/01/2017
B1632549	NEW CONSTR	415,383	06/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2505/0729	10/13/2021	LE	U	I	11	100
GRANTOR: WIEDMAN KIRK H & PATR						
GRANTEE: WIEDMAN ABBY LYNN						
2107/1101	3/15/2017	SW	Q	I	01	435,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WIEDMAN KIRK H & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FOP=[YR=2017] W25 S7 E11 S5 E14 N12$ S12 W14 N5 W11 N7 W19 S41 FGR=[YR=2017] S20 E10 S1 E19 N2 FOP=[YR=2017] E16 N6 W16 S6$ N21 W13 S2 W16$ E16 N2 E13 S15 E16 S9 E14 N63$ PTR=E15 FUS=[YR=2017] E19 S41 W19 N12 STR=[YR=2017] N8 E11 S8 W11$ E11 N8 W11 N21$ W15$.

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
3	0911	SCRN RM A	0	100	0	0	1,320.00	SF	18.00	18.00	100	2017	2017	3	70	16,632	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 64,132

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 04/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS