LOT 51
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

YOUNG FREDERICK C
96084 OAK CANOPY LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0051-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 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

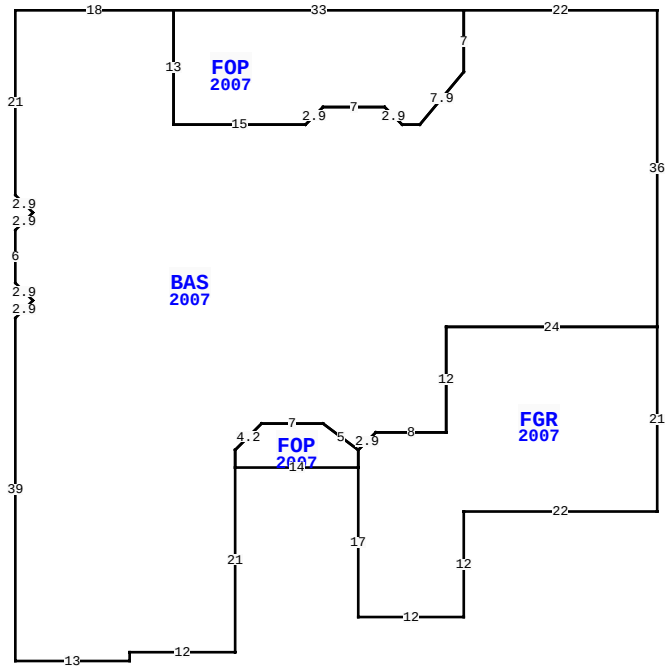
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4069.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,449	100	2007	3,449	472,044
FGR	736	55	2007	405	55,430
FOP	60	30	2007	18	2,463
FOP	396	30	2007	119	16,287
TOTALS	4,641			3,991	546,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,991	108.2025	150.40	600,246	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2022 Heated Area: 3449 HX Base Yr 2022



BLD DATE	07/10/2007 RK	LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

96084 OAK CANOPY LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		546,224
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		681,224
SOH/AGL Deduction		120,258
ASSESSED VALUE		560,966
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		509,555
TOTAL JUST VALUE		681,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		673,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12361	MECH OTHER	0	01/01/2007
B0618445	NEW CONSTR	0	12/01/2006
C18445	CO ISSUED	0	12/01/2006
E18531	ELEC OTHER	2,000	12/01/2006
R09949	REPAIR/RRF	10,700	12/01/2006
P11606	OTHER	0	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/1855	8/19/2020	WD	Q	I	01	425,000
GRANTOR: DEEHAN GARY ROBERT JR						
GRANTEE: YOUNG FREDERICK C						
1573/1249	6/25/2008	WD	Q	I	05	330,000
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: DEEHAN GARY ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 FOP=[YR=2007] W33 S13 E15 U2 R2 E7 D2 R2 E2 U6 R5 N7 $ S7 D6 L5 W2 U2 L2 W7 D2 L2 W15 N13 W18 S21 D2 R2 D2 L2 S6 D2 R2 D2 L2 S39 E13 N1 E12 N21 FOP=[YR=2007] E14 FGR=[YR=2007] S17 E12 N12 E22 N21 W24 S12 W8 D2 L2 S2 $ N2 U3 L4 W7 D3 L3 S2 $ N2 U3 R3 E7 D3 R4 U2 R2 E8 N12 E24 N36 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS