LOT 52
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

MENNA FRANK A & ANN M
96066 OAK CANOPY LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0052-0000

BUILDING CHARACTERISTICS

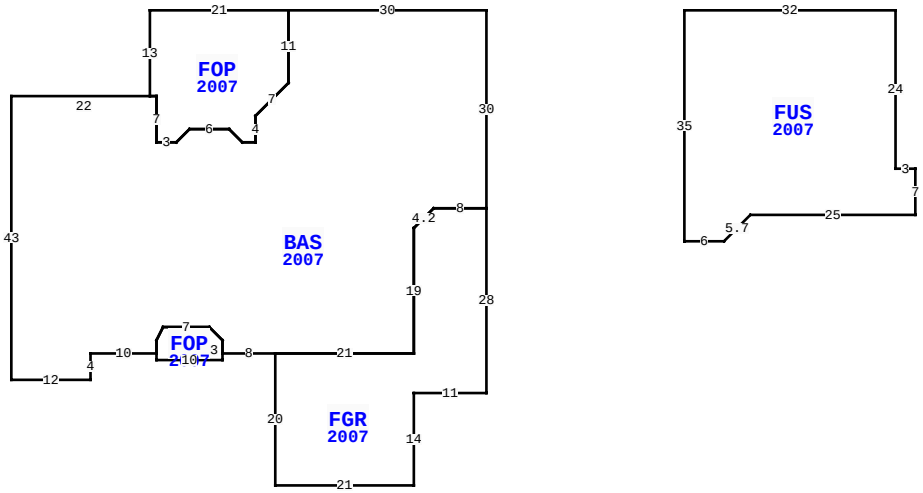
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 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	2,880	100	2007	2,880	382,034
FGR	724	55	2007	398	52,795
FOP	47	30	2007	14	1,857
FOP	365	30	2007	110	14,592
FUS	1,045	100	2007	1,045	138,620
TOTALS	5,061			4,447	589,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,447	104.8740	145.77	648,239	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2025 Heated Area: 3925 HX Base Yr 2025



96066 OAK CANOPY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		589,897
TOTAL MARKET OB/XF VALUE		63,745
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		788,642
SOH/AGL Deduction		66,289
ASSESSED VALUE		722,353
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		670,942
TOTAL JUST VALUE		788,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		789,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106926	ROOF	30,298	05/27/2021
B1226668	SCRN ENCLSR	27,390	12/01/2012
E18596	ELEC OTHER	2,000	01/01/2007
M12380	MECH OTHER	0	01/01/2007
B18446	NEW CONSTR	0	12/01/2006
C18446	CO ISSUED	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/251	12/30/2024	WD	Q	I	02	840,000
GRANTOR: SPRINGER LOUIS J & BR						
GRANTEE: MENNA FRANK A & ANN						
1804/0465	7/18/2012	WD	Q	I	02	440,000
GRANTOR: GRIGSBY JAMES LEE						
GRANTEE: SPRINGER LOUIS J &						

BUILDING NOTES

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
3	1076	TRELLIS A	0	100	10	3	30.00	SF	7.50	7.50	100	2008	2008	3	85	191	
4	0911	SCRN RM A	0	100	0	0	1,906.00	SF	18.00	18.00	100	2012	2012	3	45	15,439	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2012	2012	04	90	45,000	

BUILDING DIMENSIONS

BAS=[YR=2007] W30 FOP=[YR=2007] W21 S13 E1 S7 E3 U2 R2 E6 D2 R2 E2 N4 U5 R5 N11 $ S11 D5 L5 S4 W2 U2 L2 W6 D2 L2 W3 N7 W22 S43 E12 N4 E10 FOP=[YR=2007] S1 E10 N3 U2 L2 W7 D2 L1 S2 $ N2 U2 R1 E7 D2 R2 S2 E8 FGR=[YR=2007] S20 E21 N14 E11 N28 W8 D3 L3 S19 W21 $ E21 N19 U3 R3 E8 N30 $ PTR=E30 FUS=[YR=2007] E32 S24 E3 S7 W25 D4 L4 W6 N35 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 63,745

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	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