

LOT 64
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

ANDERSON BARRY R & JANICE R DECLARATION OF TRUST/A
96295 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0064-0000

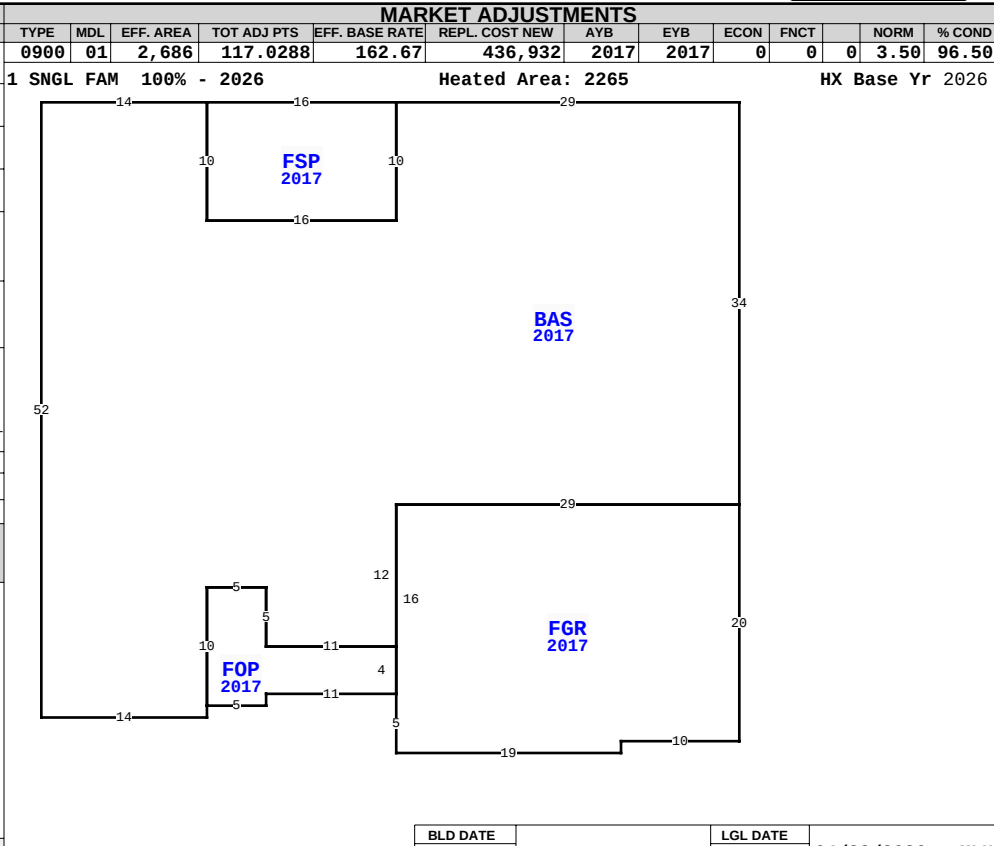


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,265	100	2017	2,265	355,552
FGR	599	55	2017	329	51,645
FOP	94	30	2017	28	4,396
FSP	160	40	2017	64	10,047
TOTALS	3,118			2,686	421,639

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
4	0500	FP-PRE FAB
5	0911	SCRN RM A
6	0860	POOL/SPA



96295 GRANDE OAKS LN, FERNANDINA BEACH														
BLD DATE					LGL DATE					04/22/2026 MLU				
XF DATE					LAND DATE									
INC DATE					AG DATE									
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
4	0500	FP-PRE FAB	0	100	0	0	1.00	3,500.00	100	2017	2017	3	97	3,395
5	0911	SCRN RM A	0	100	48	25	1,200.00	18.00	100	2020	2020	3	82	17,712
6	0860	POOL/SPA	0	100	30	0	1.00	50,000.00	100	2020	2020	04	95	47,500

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					421,639				
TOTAL MARKET OB/XF VALUE					68,607				
TOTAL LAND VALUE - MARKET					135,000				
TOTAL MARKET VALUE					625,246				
SOH/AGL Deduction					15,580				
ASSESSED VALUE					609,666				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					558,255				
TOTAL JUST VALUE					625,246				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					619,160				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100107	SCRN ENCLSR	11,300	01/11/2021
B2006995	SWIM POOL	61,160	09/01/2020
C1703524	CO ISSUED	0	06/22/2017
B1703524	NEW CONSTR	288,748	12/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2821/1377	10/03/2025	WD	Q	I	01	737,500	
GRANTOR: GRADY JESSICA LAUREN							
GRANTEE: ANDERSON BARRY R &							
2607/0528	12/08/2022	WD	Q	I	01	690,000	
GRANTOR: VAUGHN BOBBY W & DIAN							
GRANTEE: GRADY JESSICA LAURE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W29 FSP=[YR=2017] W16 S10 E16 N10\$ S10 W16 N10 W14 S52 E14 N1 FOP=[YR=2017] E5 N1 E11 FGR=[YR=2017] S5 E19 N1 E10 N20 W29 S16\$ N4 W11 N5 W5 S10\$ N10 E5 S5 E11 N12 E29 N34\$.									