LOT 68
IN OR 2057/259
GRANDE OAKS AT AMELIA REPLAT

DEMACOS PHILIP DEAN
96367 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034-1613

2026

39-2N-28-0680-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

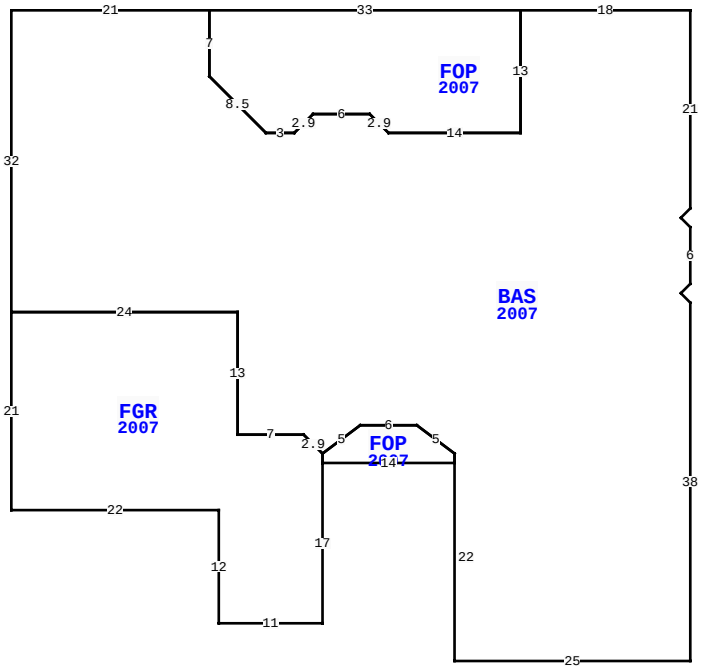
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	3,131	100	2007	3,131	421,028
FGR	706	55	2007	388	52,175
FOP	44	30	2007	13	1,748
FOP	395	30	2007	118	15,868
TOTALS	4,276			3,650	490,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,650	106.3125	147.77	539,360	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2014 Heated Area: 3131 HX Base Yr 2014



BLD DATE	10/12/2007 RK	LGL DATE	
XF DATE	10/12/2007 RK	LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

96367 GRANDE OAKS LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		490,818
TOTAL MARKET OB/XF VALUE		61,675
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		687,493
SOH/AGL Deduction		241,855
ASSESSED VALUE		445,638
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		389,227
TOTAL JUST VALUE		687,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		666,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23633	XFOB	24,362	05/01/2010
E18966	ELEC OTHER	2,000	03/01/2007
M12779	MECH OTHER	0	03/01/2007
C19294	CO ISSUED	0	01/01/2007
P11996	OTHER	0	01/01/2007
R10007	REPAIR/RRF	10,700	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2057/0259	6/21/2016	QC	U	I	11	100
GRANTOR: DEMACOS PHILIP DEAN &						
GRANTEE: DEMACOS PHILIP DEAN						
1873/1233	8/15/2013	WD	Q	I	02	475,000
GRANTOR: DRISCOLL WILLIAM A &						
GRANTEE: DEMACOS PHILIP DEAN						

BUILDING NOTES

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	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	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2010	2010	05	85	51,000	
4	0911	SCRN RM A	0	100	50	24	1,200.00	SF	18.00	18.00	100	2010	2010	3	35	7,560	

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FOP=[YR=2007] W33 S7 R6 D6 E3 U2 R2 E6 D2 R2 E14 N13 $ S13 W14 U2 L2 W6 D2 L2 W3 U6 L6 N7 W21 S32 FGR=[YR=2007] S21 E22 S12 E11 N17 FOP=[YR=2007] E14 N1 U3 L4 W6 D3 L4 S1 $ N1 U2 L2 W7 N13 W24 $ E24 S13 E7 D2 R2 U3 R4 E6 D3 R4 S22 E25 N38 U1 L1 U1 R1 N6 U1 L1 U1 R1 N21 $.

LAND DESCRIPTION

TOTAL OB/XF 61,675

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