LOT 76
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

SALISBURY ANNE FIELD/MEYERHOFF GREG HERBERT
PO BOX 16525
FERNANDINA BEACH, FL 32035

2026

39-2N-28-0680-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
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

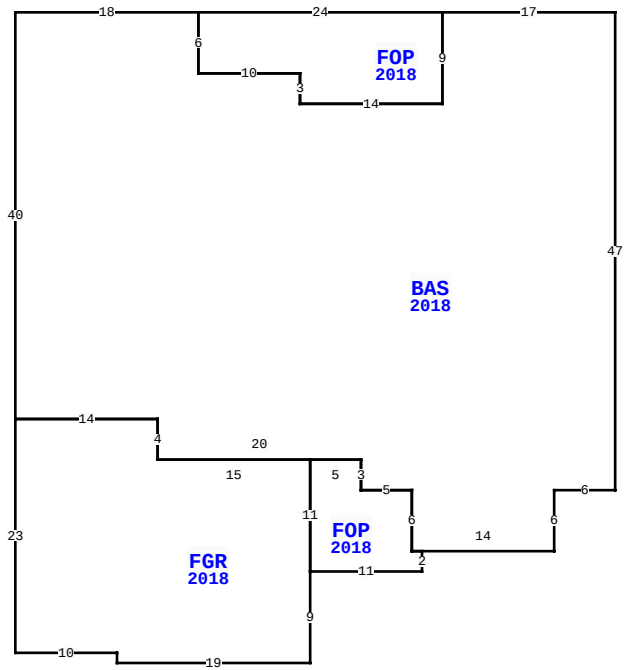
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4069.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2018	2,513	386,605
FGR	626	55	2018	344	52,921
FOP	97	30	2018	29	4,461
FOP	186	30	2018	56	8,616
TOTALS	3,422			2,942	452,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,942	114.0972	158.60	466,601	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2022 Heated Area: 2513 HX Base Yr 2022



96563 GRANDE OAKS LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		452,603
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		587,603
SOH/AGL Deduction		100,240
ASSESSED VALUE		487,363
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		435,952
TOTAL JUST VALUE		587,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800980	CO ISSUED	0	10/15/2018
B1800980	NEW CONSTR	319,979	01/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2532/0988	12/28/2021	WD	U	I	11	100
GRANTOR: GREINER CHARLES R & L						
GRANTEE: SALISBURY ANNE FIEL						
2525/0926	12/28/2021	WD	Q	I	02	625,000
GRANTOR: GREINER CHARLES R & L						
GRANTEE: SALISBURY ANN & GRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FOP=[YR=2018] W24 S6 E10 S3 E14 N9$ S9 W14 N3 W10 N6 W18 S40 FGR=[YR=2018] S23 E10 S1 E19 N9 FOP=[YR=2018] E11 N2 W1 N6 W5 N3 W5 S11$ N11 W15 N4 W14$ E14 S4 E20 S3 E5 S6 E14 N6 E6 N47$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 04/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS