LOT 80
IN OR 2227/1556
GRANDE OAKS AT AMELIA REPLAT

CARSTENS DEAN
96647 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0080-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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

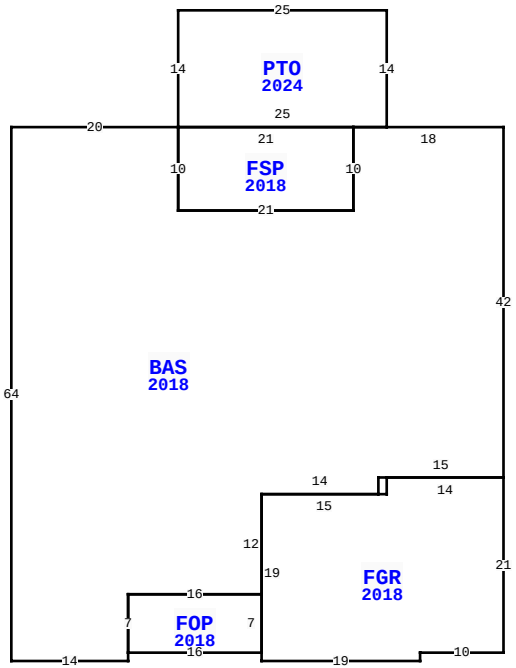
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,828	100	2018	2,828	421,734
FGR	598	55	2018	329	49,063
FOP	112	30	2018	34	5,070
FSP	210	40	2018	84	12,527
PTO	350	5	2024	18	2,684
TOTALS	4,098			3,293	491,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,293	110.6070	153.74	506,266	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2019 Heated Area: 2828 HX Base Yr 2019



96647 GRANDE OAKS LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		491,078
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		626,078
SOH/AGL Deduction		246,114
ASSESSED VALUE		379,964
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		328,553
TOTAL JUST VALUE		626,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250012924	SCREEN ENCL	15,000	11/24/2025
C180680	CO ISSUED	0	09/26/2018
B1800680	NEW CONSTR	365,680	01/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2227/1556	9/28/2018	SW	Q	I	01	423,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: CARSTENS DEAN						
2127/0532	6/13/2017	SW	U	V	37	513,900
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W18 S10 W21 N10 W20 S64 E14 N1 N7 E16 N12 E14 N2 E15 N42 $
FGR=[YR=2018;ORIG=-29,63] S1 E19 N1 E10 N21 W14 S2 W15 S19 $
FSP=[YR=2018;ORIG=-18,0] W21 S10 E21 N10 $
FOP=[YR=2018;ORIG=-45,63] E16 N7 W16 S7 $
PTO=[YR=2024;ORIG=-39,0] E25 N14 W25 S14 $
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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 01/08/2026 BY NWX Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS