

LOT 2
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

PETTIT SCOTT D & LESLIE F
96085 OAK CANOPY LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0002-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	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	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4069.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,996	100	2,996	412,370
FGR	640	55	352	48,450
FOP	98	30	29	3,991
FSP	234	40	94	12,938
TOTALS	3,968		3,471	477,749

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,471	104.4200	148.80	516,485	2007	2007	0	0	7.50	92.50

1 SFR CUST - 100% - 2020

Heated Area: 2996

HX Base Yr 2020

The site map shows a property layout with four distinct areas labeled in blue: FSP 2018 (top left), BAS 2007 (center left), FOP 2007 (center right), and FGR 2007 (bottom left). The layout is defined by a series of lines with dimensions. The top boundary is 46 units long. The left boundary is 46 units long. The bottom boundary is 32 units long. The right boundary is 38 units long. The top left corner is a 26x9 rectangle. The bottom left corner is a 20x32 rectangle. The center area is a complex shape with dimensions 11.3, 5, 10, 13, 10, 13, 19, 10, 13,