

LOT 14  
IN OR 2117/1048  
GRANDE OAKS AT AMELIA REPLAT

ANDERTON WILLIAM H & JUNE M  
96174 GRANDE OAKS LN  
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0014-0000



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                |                          |                      | MARKET ADJUSTMENTS                     |             |                |                |                |           |          |             |        |         |                       |                   |            | NASSAU COUNTY PROPERTY      |      |         |      |     |    |        |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|--------------------------|----------------------|----------------------------------------|-------------|----------------|----------------|----------------|-----------|----------|-------------|--------|---------|-----------------------|-------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|--|
| ELEMENT                                                                                                                                     | CD               | CONSTRUCTION   | TYPE                     | MDL                  | EFF. AREA                              | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB       | ECON     | FNCT        | NORM   | % COND  | PAGE 1 of 1 4         |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 31               | HARDIE BRD 100 | 0900                     | 01                   | 2,951                                  | 117.2556    | 139.24         | 410,897        | 2017           | 2017      | 0        | 0           | 2.00   | 98.00   | VALUATION BY STANDARD |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 08               | IRREGULAR 100  | 1 SNGL FAM - 100% - 2018 |                      |                                        |             |                |                |                |           |          |             |        |         |                       | Heated Area: 2513 |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100 | 1 SNGL FAM - 100% - 2018 |                      |                                        |             |                |                |                |           |          |             |        |         |                       | HX Base Yr 2018   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    | 1 SNGL FAM - 100% - 2018 |                      |                                        |             |                |                |                |           |          |             |        |         |                       | HX Base Yr 2018   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 11               | CLAY TILE 60   | 1 SNGL FAM - 100% - 2018 |                      |                                        |             |                |                |                |           |          |             |        |         |                       | HX Base Yr 2018   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 40      | 1 SNGL FAM - 100% - 2018 |                      |                                        |             |                |                |                |           |          |             |        |         |                       | HX Base Yr 2018   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100    | 1 SNGL FAM - 100% - 2018 |                      |                                        |             |                |                |                |           |          |             |        |         |                       | HX Base Yr 2018   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100 | 1 SNGL FAM - 100% - 2018 |                      |                                        |             |                |                |                |           |          |             |        |         |                       | HX Base Yr 2018   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Bedrooms                                                                                                                                    | 4                | 100            | 1 SNGL FAM - 100% - 2018 |                      |                                        |             |                |                |                |           |          |             |        |         |                       | HX Base Yr 2018   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Bathrooms                                                                                                                                   | 3                | 100            | 1 SNGL FAM - 100% - 2018 |                      |                                        |             |                |                |                |           |          |             |        |         |                       | HX Base Yr 2018   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100 | 1 SNGL FAM - 100% - 2018 |                      |                                        |             |                |                |                |           |          |             |        |         |                       | HX Base Yr 2018   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100         | 1 SNGL FAM - 100% - 2018 |                      |                                        |             |                |                |                |           |          |             |        |         |                       | HX Base Yr 2018   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Units                                                                                                                                       | 0                | 100            | 1 SNGL FAM - 100% - 2018 |                      |                                        |             |                |                |                |           |          |             |        |         |                       | HX Base Yr 2018   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Occupancy                                                                                                                                   | 00               | NONE 100       | 1 SNGL FAM - 100% - 2018 |                      |                                        |             |                |                |                |           |          |             |        |         |                       | HX Base Yr 2018   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 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    | TOT ADJ AREA             | SUBAREA MARKET VALUE |                                        |             |                |                |                |           |          |             |        |         |                       |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| BAS                                                                                                                                         | 2,513            | 100            | 2,513                    | 342,912              |                                        |             |                |                |                |           |          |             |        |         |                       |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| FGR                                                                                                                                         | 626              | 55             | 344                      | 46,941               |                                        |             |                |                |                |           |          |             |        |         |                       |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| FOP                                                                                                                                         | 65               | 30             | 20                       | 2,729                |                                        |             |                |                |                |           |          |             |        |         |                       |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| FSP                                                                                                                                         | 186              | 40             | 74                       | 10,098               |                                        |             |                |                |                |           |          |             |        |         |                       |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 3,390                    | 2,951                | 402,679                                |             |                |                |                |           |          |             |        |         |                       |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                |                          |                      | 96174 GRANDE OAKS LN, FERNANDINA BEACH |             |                |                |                |           |          |             |        |         |                       |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 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             |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 1                                                                                                                                           | 0504             | FP-ELECTRI     | 0                        | 100                  | 0                                      | 0           |                | 1.00           | UT             | 2,000.00  | 2,000.00 | 100         | 2017   | 2017    | 3                     | 98                | 1,960      |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 2                                                                                                                                           | 0855             | CONC PAVER     | 0                        | 100                  | 0                                      | 0           |                | 1,120.00       | SF             | 10.00     | 10.00    | 100         | 2017   | 2017    | 3                     | 97                | 10,864     |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 3                                                                                                                                           | 0855             | CONC PAVER     | 0                        | 100                  | 0                                      | 0           |                | 81.00          | SF             | 10.00     | 10.00    | 100         | 2017   | 2017    | 3                     | 97                | 786        |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 4                                                                                                                                           | 0855             | CONC PAVER     | 0                        | 100                  | 0                                      | 0           |                | 375.00         | SF             | 10.00     | 10.00    | 100         | 2018   | 2018    | 3                     | 98                | 3,675      |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| TOTAL OB/XF                                                                                                                                 |                  |                |                          |                      |                                        |             |                |                |                |           |          |             |        |         |                       |                   |            | 17,285                      |      |         |      |     |    |        |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                |                          |                      |                                        |             |                |                |                |           |          |             |        |         |                       |                   |            | TOTAL OB/XF                 |      |         |      |     |    |        |  |  |  |  |  |  |
| 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 | UNIT PRICE            | ADJ UNIT PRICE    | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |  |  |  |
| 1                                                                                                                                           | 000100           | C              | SFR                      | 100                  |                                        |             | 0.00           | 0.00           | 1.00           | LT        |          | 1.00        | 1.00   | 1.00    | 85,000.00             | 85,000.00         | 85,000     |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| REVIEW DATE 06/18/2021 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS |                  |                |                          |                      |                                        |             |                |                |                |           |          |             |        |         |                       |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |