

LILES CHRISTOPHER V & TIFFANY L
96468 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

39-2N-28-0680-0034-0000

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	VALUATION SUMMARY																
Exterior Wall	31	HARDIE BRD 100			0900	01	3,277	111.8628	132.84	435,317	2018	2018		0	0	1.50	98.50	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100			1 SNGL FAM - 100% - 2020										Heated Area: 2830										HX Base Yr 2020									
Roof Cover	03	COMP SHNGL 100																																
Interior Wall	05	DRYWALL 100																																
Interior Floo	11	CLAY TILE 60																																
Interior Floo	14	CARPET 40																																
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	00	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	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,830	100	2,830	370,298																														
FGR	598	55	329	43,048																														
FOP	112	30	34	4,449																														
FSP	210	40	84	10,992																														
TOTALS		3,750		3,277	428,787																													
EXTRA FEATURES					96468 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465																			
2	0855	CONC PAVER	0 100	0	0	1,475.00	SF	10.00	10.00	100	2018	2018	3	98	14,455																			
3	0855	CONC PAVER	0 100	0	0	60.00	SF	10.00	10.00	100	2018	2018	3	98	588																			
4	0861	POOL GUNIT	0 100	0	0	548.00	SF	85.00	85.00	100	2019	2019	3	93	43,319																			
5	0857	SANDSTONE	0 100	0	0	1,125.00	SF	16.00	16.00	100	2019	2019	3	100	18,000																			
6	0462	ST/AL FNC	0 100	408	0	1,632.00	SF	10.00	10.00	100	2019	2019	3	93	15,178																			
7	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288																			
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800																			
9	0911	SCRN RM A	0 100	45	32	1,440.00	SF	17.50	17.50	100	2020	2020	3	93	23,436																			
LAND DESCRIPTION																	TOTAL OB/XF 120,529																	
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	000116	C	SFR MARSH	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000																	
REVIEW DATE 06/18/2020 BY KWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SJS																																		