

LOT 53
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

BADGER ROBIN A & GARY DAVID
96042 OAK CANOPY LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0053-0000



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										
Exterior Wall	17	CB STUCCO 80	0900	01	3,957	124.2000	147.49	583,618	2007	2007	0	0	7.50	92.50											
Exterior Wall	16	WD FR STUC 20	1 SNGL FAM - 100% - 2021													Heated Area: 3528									
Roof Structure	08	IRREGULAR 100														HX Base Yr 2021									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	11	CLAY TILE 60																							
Interior Floor	12	HARDWOOD 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	4	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.5	1.5 100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality	06	Quality Level 06																							
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	3,051	100	3,051	416,243																					
FGR	589	55	324	44,203																					
FOP	133	30	40	5,458																					
FSP	162	40	65	8,868																					
FUS	477	100	477	65,077																					
TOTALS	4,412		3,957	539,847																					
EXTRA FEATURES			96042 OAK CANOPY 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	0855	CONC PAVER	0	100	0	0	1,363.00	SF	10.00	10.00	100	2007	2007	3	89	12,131									
2	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2007	2007	3	52	19,890									
3	0877	JACUZZI	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2007	2007	3	35	1,050									
4	0855	CONC PAVER	0	100	0	0	1,028.00	SF	10.00	10.00	100	2007	2007	3	89	9,149									
5	0462	ST/AL FNC	0	100	0	0	720.00	SF	10.00	10.00	100	2007	2007	3	52	3,744									
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	35	700									
TOTAL OB/XF 46,664																									
LAND DESCRIPTION																									
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								
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.10	85,000.00	93,500.00	93,500								
REVIEW DATE 01/17/2019 BY KWA Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 08/02/2023 BY SYS																									

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 539,847

TOTAL MARKET OB/XF VALUE 46,664

TOTAL LAND VALUE - MARKET 93,500

TOTAL MARKET VALUE 680,011

SOH/AGL Deduction 360,750

ASSESSED VALUE 319,261

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 269,261

TOTAL JUST VALUE 680,011

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 580,689

PERMIT NUM DESCRIPTION AMT ISSUED

B19972 SWIM POOL 25,800 05/01/2007

E18599 ELEC OTHER 2,000 01/01/2007

M12362 MECH OTHER 0 01/01/2007

B18443 NEW CONSTR 0 12/01/2006

C18443 CO ISSUED 0 12/01/2006

R09948 REPAIR/RRF 22,000 12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2407/0202	10/28/2020	WD	Q	I	02	599,000

GRANTOR: SYLVESTER LIVING TRUS

GRANTEE: BADGER ROBIN A & GA

2339/0266 2/12/2020 WD U I 11 100

GRANTOR: SYLVESTER ROBERT L &

GRANTEE: SYLVESTER LIVING TR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W8 FSP=[YR=2007] W18 S9 E18 N9\$ S9 W18 N9 W46 S38 E13 FOP=[YR=2007] D3 R3 E8 R4 U4 N1 U7 L10 W5 S9\$ N9 E5 R10 D7 E9 S19 E4 FGR=[YR=2007] S19 E31 N19 W31\$ E31 N55\$ PTR= E25 FUS=[YR=2007] E19 N9 E8 S24 W27 N15 \$ W25\$.