

LOT 55
IN OR 2115/976
PT OR 2046/1962

NELSON WILLIAM K &/BRANHAM-NELSON KIMBERLY D
96097 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0055-0000



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	3,256	111.8628	132.84	432,527	2017	2017	0	0	2.00	98.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2018												Heated Area: 2830									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2018									
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		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	368,418																				
FGR	598	55	329	42,830																				
FOP	112	30	34	4,427																				
FOP	210	30	63	8,202																				
TOTALS			3,750	3,256	423,876																			
EXTRA FEATURES			96097 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	0855	CONC PAVER	0 100	19	3	57.00	SF	10.00	10.00	100	2017	2017	3	97	553									
2	0855	CONC PAVER	0 100	41	29	1,189.00	SF	10.00	10.00	100	2017	2017	3	97	11,533									
3	0462	ST/AL FNC	0 100	204	0	816.00	SF	10.00	10.00	100	2017	2017	3	87	7,099									
4	0861	POOL GUNIT	0 100	0	0	380.00	SF	85.00	85.00	100	2017	2017	3	87	28,101									
5	0855	CONC PAVER	0 100	0	0	882.00	SF	10.00	10.00	100	2017	2017	3	97	8,555									
TOTAL OB/XF 55,841																								
LAND DESCRIPTION			TOTAL OB/XF 55,841																					
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	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 02/08/2018 BY DJ Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 08/02/2023 BY SYS																								