



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	31	HARDIE BRD 100	0900	01	3,140	112.8288	133.98	420,697	2019	2019	0	0	1.00	99.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023												Heated Area: 2676													
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2023													
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	2,676	100	2,676	354,945																								
FGR	613	55	337	44,699																								
FOP	96	30	29	3,846																								
FSP	245	40	98	12,999																								
TOTALS			3,630	3,140	416,490																							
EXTRA FEATURES			96227 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	22	3	66.00	SF	10.00	10.00	100	2019	2019	3	99	653													
2	0855	CONC PAVER	0 100	0	0	1,144.00	SF	10.00	10.00	100	2019	2019	3	99	11,326													
3	0911	SCRN RM A	0 100	41	25	1,025.00	SF	17.50	17.50	100	2019	2019	3	90	16,144													
4	0861	POOL GUNIT	0 100	0	0	392.00	SF	85.00	85.00	100	2019	2019	3	93	30,988													
5	0855	CONC PAVER	0 100	0	0	633.00	SF	10.00	10.00	100	2019	2019	3	99	6,267													
6	0855	CONC PAVER	0 100	0	0	283.00	SF	10.00	10.00	100	2019	2019	3	99	2,802													
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800													
TOTAL OB/XF 69,980																												
LAND DESCRIPTION			TOTAL OB/XF 69,980																									
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 01/07/2019 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS																												