

LOT 64  
IN OR 2161/856  
GRANDE OAKS AT AMELIA REPLAT

GRADY JESSICA LAUREN & KEVIN J  
96295 GRANDE OAKS LN  
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0064-0000



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 31               | HARDIE BRD 100   |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floo            | 11               | CLAY TILE 70     |              |                      |
| Interior Floo            | 14               | CARPET 30        |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 4 100            |              |                      |
| Bathrooms                |                  | 2 100            |              |                      |
| 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                      | 2,265            | 100              | 2,265        | 308,472              |
| FGR                      | 599              | 55               | 329          | 44,807               |
| FOP                      | 94               | 30               | 28           | 3,813                |
| FSP                      | 160              | 40               | 64           | 8,716                |
|                          |                  |                  |              |                      |
| TOTALS                   | 3,118            |                  | 2,686        | 365,808              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0900               | 01  | 2,686     | 117.0288    | 138.97         | 373,273        | 2017 | 2017 | 0    | 0    | 0 | 2.00 | 98.00  |

1 SNGL FAM - 0% - 2023