

LOT 75
IN OR 2246/1835
GRANDE OAKS AT AMELIA REPLAT

KANGAS DAVID E/LEPAK MICHELLE J
96551 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0075-0000



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	31	HARDIE BRD 100	0900	01	3,115	117.8520	139.95	435,944	2018	2018	0	0	1.50	98.50	VALUATION SUMMARY											
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019												Heated Area: 2669											
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2019											
Interior Wall	05	DRYWALL 100																								
Interior Floo	11	CLAY TILE 100																								
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	2,669	100	2,669	367,924																						
FGR	620	55	341	47,007																						
FOP	102	30	31	4,273																						
FOP	245	30	74	10,201																						
TOTALS			3,636	3,115	429,405																					
EXTRA FEATURES			96551 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	0	0	1,848.00	SF	7.00	7.00	100	2018	2018	3	98	12,677											
2	0855	CONC PAVER	0 100	0	0	63.00	SF	7.00	7.00	100	2018	2018	3	98	432											
3	0462	ST/AL FNC	0 100	0	0	552.00	SF	10.00	10.00	100	2019	2019	3	93	5,134											
4	0911	SCRN RM A	0 100	40	27	1,080.00	SF	17.50	17.50	100	2019	2019	3	90	17,010											
5	0861	POOL GUNIT	0 100	0	0	360.00	SF	85.00	85.00	100	2019	2019	3	93	28,458											
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800											
7	0855	CONC PAVER	0 100	0	0	820.00	SF	10.00	10.00	100	2019	2019	3	99	8,118											
8	0855	CONC PAVER	0 100	4	4	16.00	SF	10.00	10.00	100	2019	2019	3	99	158											
9	0855	CONC PAVER	0 100	4	4	16.00	SF	10.00	10.00	100	2019	2019	3	99	158											
TOTAL OB/XF 73,945																										
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	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 01/07/2019 BY DJ Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 08/02/2023 BY SYS																										