

LOT 79
IN OR 2230/1713
GRANDE OAKS AT AMELIA REPLAT

RUSSELL DANIEL J & COURTNEY L
96633 GRANDE OAKS LN
FERNANDINNA BEACH, FL 32034

2023

39-2N-28-0680-0079-0000



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	3,291	110.6070	131.35	432,273	2018	2018	0	0	1.50	98.50	VALUATION BY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019												Heated Area: 2846														
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2019														
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 50																											
Interior Floo	14	CARPET 50																											
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	2,846	100	2,846	368,215																									
FGR	642	55	353	45,671																									
FOP	96	30	29	3,752																									
FOP	210	30	63	8,151																									
TOTALS			3,794	3,291	425,789																								
EXTRA FEATURES			96633 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	1,462.00	SF	7.00	7.00	100	2018	2018	3	98	10,029														
2	0855	CONC PAVER	0 100	0	0	150.00	SF	7.00	7.00	100	2018	2018	3	98	1,029														
3	0462	ST/AL FNC	0 100	0	0	744.00	SF	10.00	10.00	100	2018	2018	3	90	6,696														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 11/20/2018 BY DJ Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 08/02/2023 BY SYS																													