

LOT 9
IN OR 2172/1102
GRANDE OAKS AT AMELIA REPLAT

ERHARDT MICHAEL K/JASPER LAUREN C
96088 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0009-0000



BUILDING CHARACTERISTICS			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	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	2,682	100	2,682	368,812	
FGR	621	55	342	47,030	
FOP	109	30	33	4,538	
FSP	620	40	248	34,104	
PTO	135	5	7	962	
TOTALS	4,167		3,312	455,446	

MARKET ADJUSTMENTS													1 SNGL FAM - 100% - 2019			Heated Area: 2682			HX Base Yr 2019											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																		
0900	01	3,312	112.8288	141.04	467,124	2017	2017	0	0	0	2.50	97.50																		
96088 GRANDE OAKS LN, FERNANDINA BEACH																														

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE										455,446				
TOTAL MARKET OB/XF VALUE										20,750				
TOTAL LAND VALUE - MARKET										85,000				
TOTAL MARKET VALUE										561,196				
SOH/AGL Deduction										204,892				
ASSESSED VALUE										356,304				
TOTAL EXEMPTION VALUE					HX HB					50,000				
BASE TAXABLE VALUE										306,304				
TOTAL JUST VALUE										561,196				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										540,794				