

LOT 22
IN OR 2242/1442
GRANDE OAKS AT AMELIA REPLAT

LOGAN NESTER S & ANGELA K
96286 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0022-0000



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 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	0	0 100
Units	0	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	2,664	100	2,664	368,216
FGR	625	55	344	47,548
FOP	102	30	31	4,285
FOP	245	30	74	10,228

TOTALS	3,636		3,113	430,277
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	1,061.00	SF	10.00	10.00	
2	0855	CONC PAVER	0	100	0	0	63.00	SF	10.00	10.00	
3	0911	SCRN RM A	0	100	40	30	1,200.00	SF	17.50	17.50	
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
6	0855	CONC PAVER	0	100	0	0	808.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

REVIEW DATE 06/21/2019 BY KW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,113	112.8288	141.04	439,058	2018	2018	0	0	2.00	98.00
1 SNGL FAM - 100% - 2020 Heated Area: 2664 HX Base Yr 2020											

96286 GRANDE OAKS LN, FERNANDINA BEACH											
TOTAL OB/XF 68,589											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE					430,277							
TOTAL MARKET OB/XF VALUE					68,589							
TOTAL LAND VALUE - MARKET					85,000							
TOTAL MARKET VALUE					583,866							
SOH/AGL Deduction					202,021							
ASSESSED VALUE					381,845							
TOTAL EXEMPTION VALUE					HX HB					50,000		
BASE TAXABLE VALUE					331,845							
TOTAL JUST VALUE					583,866							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					566,526							

BUILDING DIMENSIONS											
BAS=[YR=2018] W15 FOP=[YR=2018] W25 S7 E11 S5 E14 N12\$ S12 W14 N5 W11 N7 W19 S41 FGR=[YR=2018] S20 E10 S1 E19 N2 FOP=[YR=2018] E10 S1 E6 N7 W16 S6 \$ N21 W13 S2 W16\$ E16 N2 E13 S15 E16 S9 E14 N63\$.											