

LOT 40
IN OR 2222/603
(EX ESMT IN OR 1509/1048 &

STECKLEY AARON P/PEETERS NICOLE R
96548 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0040-0000



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 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	2,830	100	2,830	383,450
FGR	598	55	329	44,578
FOP	92	30	28	3,794
FOP	210	30	63	8,536
TOTALS	3,730		3,250	440,358

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,250	110.6070	138.26	449,345	2018	2018	0	0	2.00	98.00

1

SNGL FAM - 0% - 0

Heated Area: 2830

HX Base Yr

Diagram illustrating the layout of the property (1 SNGL FAM - 0% - 0) with dimensions and building footprints (FOP 2018, BAS 2018, FGR 2018). The total heated area is 2830. The diagram shows the property boundaries and the locations of the buildings, with dimensions indicating the size of the lot and the buildings.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/06/2023

ML