

WIEDMAN KIRK H & PATRICIA L/E/
96644 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

39-2N-28-0680-0045-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 08										0900 01 3,811 112.2660 140.33 534,798 2017 2017 0 0 2.50 97.50										Tax Group: 4 Tax Dist:									
Roof Structur 08										1 SNGL FAM - 100% - 2018 Heated Area: 3355 HX Base Yr 2018										BUILDING MARKET VALUE 521,428									
Roof Cover 03																				TOTAL MARKET OB/XF VALUE 73,444									
Interior Wall 05																				TOTAL LAND VALUE - MARKET 175,000									
Interior Floo 11																				TOTAL MARKET VALUE 769,872									
Interior Floo 14																				SOH/AGL Deduction 260,224									
Air Condition 03																				ASSESSED VALUE 509,648									
Heating Type 04																				TOTAL EXEMPTION VALUE HX HB VX 55,000									
Bedrooms 02																				BASE TAXABLE VALUE 454,648									
Bathrooms 02																				TOTAL JUST VALUE 769,872									
Frame 02																				NCON VALUE 0									
Stories 1.5																				INCOME VALUE									
Units 00																				PREVIOUS YEAR MKT VALUE 748,327									
Occupancy 00																													
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 2,664 364,493																													
FGR 625 55 344 47,067																													
FOP 96 30 29 3,968																													
FOP 245 30 74 10,124																													
FUS 691 100 691 94,544																													
STR 88 10 9 1,231																													
TOTALS 4,409 3,811 521,428																													
EXTRA FEATURES										96644 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 1,596.00 SF 10.00 10.00 100 2017 2017 3 97 15,481																													
2 0855 CONC PAVER 0 100 0 0 60.00 SF 10.00 10.00 100 2017 2017 3 97 582																													
3 0911 SCRNM RM A 0 100 0 0 1,320.00 SF 17.50 17.50 100 2017 2017 3 78 18,018																													
4 0861 POOL GUNIT 0 100 0 0 300.00 SF 85.00 85.00 100 2017 2017 3 84 21,420																													
5 0855 CONC PAVER 0 100 0 0 1,060.00 SF 10.00 10.00 100 2017 2017 3 97 10,282																													
6 0462 ST/AL FNC 0 100 0 0 912.00 SF 10.00 10.00 100 2017 2017 3 84 7,661																													
LAND DESCRIPTION										TOTAL OB/XF 73,444																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000116 C SFR MARSH 100 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 175,000.00 175,000.00 175,000																													
REVIEW DATE 04/23/2024 BY NWA										Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000										PRINTED 08/06/2024 BY SYS									