

LOT 49
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

WHALON KIM L & CRAIG B
96112 OAK CANOPY LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0049-0000



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 4														
Exterior Wall	31	HARDIE BRD 100	0900	01	3,137	107.7090	134.64	422,366	2019	2019	0	0	0	1.50	98.50	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020													Heated Area: 2676													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020													
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 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	2,676	100	2,676	354,893																									
FGR	642	55	353	46,815																									
FOP	112	30	34	4,509																									
FOP	245	30	74	9,814																									
TOTALS			3,675	3,137	416,031																								
EXTRA FEATURES			96112 OAK CANOPY 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	20	3	60.00	SF	10.00	10.00	100	2019	2019	3	98	588														
2	0855	CONC PAVER	0 100	0	0	1,256.00	SF	10.00	10.00	100	2019	2019	3	98	12,309														
3	0462	ST/AL FNC	0 100	150	0	600.00	SF	10.00	10.00	100	2020	2020	3	93	5,580														
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576														
5	0911	SCRN RM A	0 100	48	25	1,200.00	SF	17.50	17.50	100	2020	2020	3	90	18,900														
6	0861	POOL GUNIT	0 100	24	12	288.00	SF	85.00	85.00	100	2020	2020	3	93	22,766														
7	0855	CONC PAVER	0 100	0	0	912.00	SF	10.00	10.00	100	2020	2020	3	99	9,029														
TOTAL OB/XF 69,748																													
LAND DESCRIPTION			TOTAL OB/XF 69,748																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	85,000.00	93,500.00	93,500												
REVIEW DATE 06/21/2019 BY KW Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 08/06/2024 BY SYS																													