

LOT 53
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

BADGER ROBIN A & GARY DAVID
96042 OAK CANOPY LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0053-0000



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	17	CB STUCCO 80	0900	01	3,957	113.4000	141.75	560,905	2007	2007	0	0	8.00	92.00	VALUATION BY STANDARD																																																											
Exterior Wall	16	WD FR STUC 20	1 SNGL FAM - 100% - 2021												Heated Area: 3528												HX Base Yr 2021																																															
Roof Structure	08	IRREGULAR 100													Tax Group: 4												Tax Dist:																																															
Roof Cover	03	COMP SHNGL 100													BUILDING MARKET VALUE												516,033																																															
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE												44,406																																															
Interior Floo	11	CLAY TILE 60													TOTAL LAND VALUE - MARKET												93,500																																															
Interior Floo	12	HARDWOOD 40													TOTAL MARKET VALUE												653,939																																															
Air Condition	03	CENTRAL 100													SOH/AGL Deduction												325,100																																															
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE												328,839																																															
Bedrooms	4	100													TOTAL EXEMPTION VALUE												HX HB 50,000																																															
Bathrooms	4	100													BASE TAXABLE VALUE												278,839																																															
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE												653,939																																															
Stories	1.5	1.5 100	NCON VALUE												0																																																											
Units	0	100	INCOME VALUE																																																																							
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE												680,011																																																											
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															3,051															100															3,051															397,881														
FGR															589															55															324															42,253														
FOP															133															30															40															5,216														
FSP															162															40															65															8,477														
FUS															477															100															477															62,206														
TOTALS															4,412															3,957															516,033																													
EXTRA FEATURES															96042 OAK CANOPY LN, FERNANDINA BEACH															BLD DATE															LGL DATE																													
																														XF DATE															LAND DATE																													
																														INC DATE															AG DATE																													
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	1,363.00	SF	10.00	10.00	100	2007	2007	3	88	11,994																																																										
2	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2007	2007	3	48	18,360																																																										
3	0877	JACUZZI	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2007	2007	3	31	930																																																										
4	0855	CONC PAVER	0	100	0	0	1,028.00	SF	10.00	10.00	100	2007	2007	3	88	9,046																																																										
5	0462	ST/AL FNC	0	100	0	0	720.00	SF	10.00	10.00	100	2007	2007	3	48	3,456																																																										
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	31	620																																																										
LAND DESCRIPTION																		TOTAL OB/XF 44,406																																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 01/17/2019 BY KWA Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 08/06/2024 BY SYS																																																																										