LOT 61
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

BEEKMAN DANIEL W & ELISABETH F
96203 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0680-0061-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 30
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

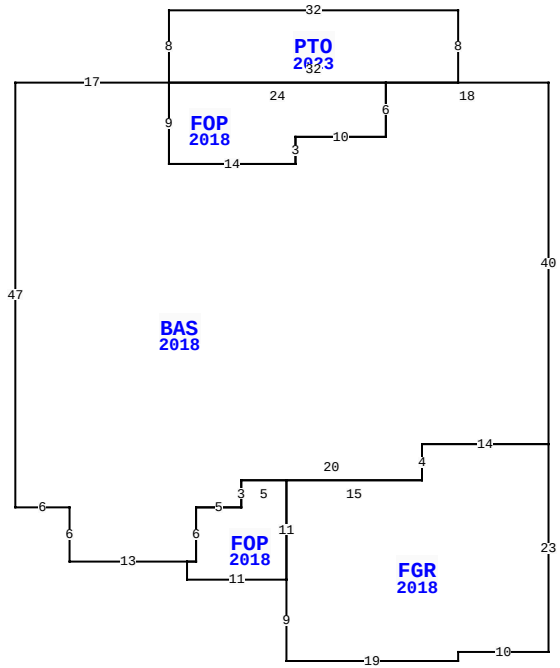
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4069.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2,513	358,846
FGR	626	55	344	49,122
FOP	97	30	29	4,141
FOP	186	30	56	7,997
PTO	256	5	13	1,856
TOTALS	3,678		2,955	421,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,955	116.5647	145.71	430,573	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2023 Heated Area: 2513 HX Base Yr 2023



96203 GRANDE OAKS LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		421,962
TOTAL MARKET OB/XF VALUE		16,396
TOTAL LAND VALUE - MARKET		93,500
TOTAL MARKET VALUE		531,858
SOH/AGL Deduction		3,294
ASSESSED VALUE		528,564
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		478,564
TOTAL JUST VALUE		531,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004920	STORM SHUTTERS	0	06/01/2020
B1709226	CO ISSUED	0	05/17/2018
B1709226	NEW CONSTR	319,979	10/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/1467	1/17/2024	WD	Q	I	01	680,000
GRANTOR: YOUNG RONALD W & LISA						
GRANTEE: BEEKMAN DANIEL W &						
2543/1552	3/03/2022	WD	Q	I	01	615,000
GRANTOR: CAMERON REBECCA C						
GRANTEE: YOUNG RONALD W & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W18 S6 W10 S3 W14 N9 W17 S47 E6 S6 E13 E1 N6 E5 N3 E20 N4 E14 N40 $
FGR=[YR=2018;ORIG=-29,55] S9 E19 N1 E10 N23 W14 S4 W15 S11 $
FOP=[YR=2018;ORIG=-18,0] W24 S9 E14 N3 E10 N6 $
FOP=[YR=2018;ORIG=-40,53] S2 E11 N11 W5 S3 W5 S6 W1 $
PTO=[YR=2023;ORIG=-42,0] E32 N8 W32 S8 $
.

EXTRA FEATURES

LN	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	1,080.00	SF	7.00	7.00	100	2018	2018	3	97	7,333	
2	0855	CONC PAVER	0	100	0	0	74.00	SF	7.00	7.00	100	2018	2018	3	97	502	
3	0462	ST/AL FNC	0	100	0	0	984.00	SF	10.00	10.00	100	2018	2018	3	87	8,561	

LAND DESCRIPTION

TOTAL OB/XF 16,396

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 04/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 08/06/2024 BY SYS