

LOT 6
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

VALLE MICHELLE M/IGNACIO LUIS A
96015 OAK CANOPY LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0006-0000



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	VALUATION SUMMARY										
Exterior Wall	17	CB STUCCO 100				0900	01	3,447	113.2152	149.44	515,120	2007	2007	0	0	0	8.50	91.50	STANDARD										
Roof Structure	08	IRREGULAR 100				1 SNGL FAM - 100% - 2021														Heated Area: 2996									
Roof Cover	03	COMP SHNGL 100																		HX Base Yr 2021									
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 60																											
Interior Floor	11	CLAY TILE 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3 100																											
Frame	03	MASONRY 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											