

PATTERSON JEREMY & CHASSIDY
96122 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

39-2N-28-0680-0011-0000

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 31										0900 01 2,960 117.2556 154.78 458,149 2017 2017 0 0 3.00 97.00										Tax Group: 4 Tax Dist:									
Roof Structur 08										1 SNGL FAM - 100% - 2020 Heated Area: 2513 HX Base Yr 2020										BUILDING MARKET VALUE 444,495									
Roof Cover 03																				TOTAL MARKET OB/XF VALUE 89,652									
Interior Wall 05																				TOTAL LAND VALUE - MARKET 125,000									
Interior Floo 11																				TOTAL MARKET VALUE 659,057									
Interior Floo 04																				SOH/AGL Deduction 273,086									
Air Condition 13																				ASSESSED VALUE 385,971									
Heating Type 04																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 4 100																				BASE TAXABLE VALUE 335,249									
Bathrooms 3 100																				TOTAL JUST VALUE 659,057									
Frame 02																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 600,518									
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 YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,513 100 2017 2,513 377,293																													
FGR 626 55 2017 344 51,647																													
FOP 97 30 2017 29 4,354																													
FSP 186 40 2020 74 11,110																													
TOTALS 3,422										2,960 444,405																			
EXTRA FEATURES										96122 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 1,008.00 SF 10.00 10.00 100 2017 2017 3 96 9,677																													
2 0855 CONC PAVER 0 100 0 0 69.00 SF 10.00 10.00 100 2017 2017 3 96 662																													
3 0462 ST/AL FNC 0 100 0 0 744.00 SF 10.00 10.00 100 2017 2017 3 81 6,026																													
4 0462 ST/AL FNC 0 100 0 0 216.00 SF 5.00 5.00 100 2017 2017 3 81 875																													
5 0911 SCRNM RM A 0 100 47 33 1,551.00 SF 17.50 17.50 100 2020 2020 3 86 23,343																													
6 0861 POOL GUNIT 0 100 0 0 482.00 SF 85.00 85.00 100 2020 2020 3 90 36,873																													
7 0855 CONC PAVER 0 100 0 0 1,069.00 SF 10.00 10.00 100 2020 2020 3 98 10,476																													
8 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2020 2020 3 86 1,720																													
LAND DESCRIPTION										TOTAL OB/XF 89,652																			
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 000100 C RES 100 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 125,000.00 125,000.00 125,000																													
REVIEW DATE 06/18/2021 BY KWA										Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000										PRINTED 07/30/2025 BY SYS									