

LOT 12
IN OR 2200/436
GRANDE OAKS AT AMELIA REPLAT

MAHLER ERIC & SARAH J
96142 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0012-0000



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 60			
Interior Floo	14	CARPET 40			
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	00	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,682	100	2018	2,682	389,444
FGR	621	55	2018	342	49,661
FOP	108	30	2018	32	4,647
FOP	245	30	2018	74	10,745
TOTALS	3,656			3,130	454,497

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,130	112.8288	148.93	466,151	2018	2018	0	0	2.50	97.50
1 SNGL FAM - 100% - 2019						Heated Area: 2682		HX Base Yr 2019			
The diagram is a floor plan with several rooms and corridors. The rooms are labeled as follows: BAS 2018: A large room on the left side of the plan. FOP 2018: Two smaller rooms, one in the upper left and one in the lower left. FGR 2018: A room in the lower right section of the plan. Dimensions are provided for various segments of the plan: - Top horizontal segments: 15, 25, 19. - Left vertical segment: 63. - Internal vertical segments: 12, 14, 5, 11, 7, 41, 16, 22, 11, 20, 30, 13, 21, 3, 7. - Bottom horizontal segments: 14, 6, 11, 17.											