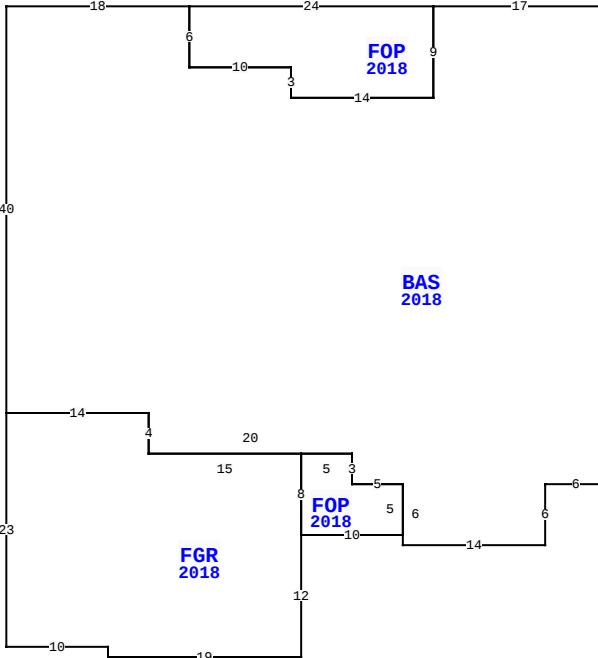


BRANNIGAN PAULINE & JAMES
96254 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

39-2N-28-0680-0020-0000

BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	31	HARDIE BRD 100		0900	01	2,933	113.9985	150.48	441,358	2018	2018		0	0	2.50	97.50	VALUATION BY STANDARD												
RooF Structur	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2021													Heated Area: 2513 HX Base Yr 2021												
RooF Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 430,324												
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 22,901												
Interior Floo	11	CLAY TILE 50															TOTAL LAND VALUE - MARKET 125,000												
Interior Floo	14	CARPET 50															TOTAL MARKET VALUE 578,225												
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 205,682												
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 372,543												
Bedrooms		4 100															TOTAL EXEMPTION VALUE HX HB 50,722												
Bathrooms		3 100															BASE TAXABLE VALUE 321,821												
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 578,225												
Stories	1.	1. 100															NCON VALUE 0												
Units	00	0 100		INCOME VALUE																									
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE 517,681																									
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	2018	2,513	368,702																								
FGR	626	55	2018	344	50,471																								
FOP	65	30	2018	20	2,935																								
FOP	186	30	2018	56	8,216																								
TOTALS		3,390		2,933	430,324																								
EXTRA FEATURES					96254 GRANDE OAKS LN, FERNANDINA BEACH										BLD DATE				LGL DATE		05/06/2025		MLU						
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	1,326.00	SF	10.00	10.00	100	2018	2018	3	97	12,862														
2	0855	CONC PAVER	0 100	0	0	72.00	SF	10.00	10.00	100	2018	2018	3	97	698														
3	0810	CONCRETE A	0 100	0	0	800.00	SF	6.50	6.50	100	2020	2020	3	98	5,096														
4	0462	ST/AL FNC	0 100	110	0	440.00	SF	10.00	10.00	100	2020	2020	3	90	3,960														
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285														
																	</												