

LOT 39
IN OR 2219/874
(EX ESMT IN OR 1509/1048 &

SULLIVAN DEBORAH & DANIEL J III
96532 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0039-0000



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 50			
Interior Floo	14	CARPET 50			
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	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
PTO	288	5	2020	14	2,054
TOTALS	3,678			2,947	432,378

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,947	113.9985	150.48	443,465	2018	2018	0	0	2.50	97.50
1 SNGL FAM - 0% - 0 Heated Area: 2513 HX Base Yr											
96532 GRANDE OAKS LN, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						05/06/2025 MLU					

EXTRA FEATURES							96532 GRANDE OAKS LN, FERNANDINA BEACH							INC DATE		AG DATE		NOTES	
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	0	0	0	1,160.00	SF	10.00	10.00	100	2018	2018	3	97	11,252			
2	0855	CONC PAVER	0	0	0	0	104.00	SF	10.00	10.00	100	2018	2018	3	97	1,009			
3	1076	TRELLIS A	0	0	24	12	288.00	SF	7.50	7.50	100	2020	2020	3	90	1,944			