

LOT 41
IN OR 2111/342 & OR 2046/1962
(EX ESMT IN OR 1509/1048 &

MICHAELS JANET L/LEIMGRUBER RENEE M
96586 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0041-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		31	HARDIE BRD 100		
Roof Structur		08	IRREGULAR 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			5 100		
Bathrooms			4 100		
Frame		02	WOOD FRAME 100		
Stories		1.5	1.5 100		
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	2017	2,513	364,277
FGR	626	55	2017	344	49,865
FOP	97	30	2017	29	4,204
FOP	186	30	2017	56	8,118
FUS	640	100	2017	640	92,773
STR	80	10	2017	8	1,160
TOTALS		4,142		3,590	520,395

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,590	113.2110	149.44	536,490	2017	2017	0	0	3.00	97.00

1 SNGL FAM - 100% - 2018 Heated Area: 3153 HX Base Yr 2018

The site map illustrates a property layout with several distinct areas and boundary dimensions. The main area is labeled 'BAS 2017'. Within this area, there are two smaller sections labeled 'FOP 2017'. To the right of the main area is a section labeled 'FGR 2017'. Further to the right, there is a section labeled 'FUS 2017' and a smaller section labeled 'STR 2017'. The map includes numerous dimension lines with numerical values indicating the size of various segments and the overall property boundaries. The dimensions are as follows: Top boundary segments: 17, 24, 18. Left boundary segments: 47, 6, 6, 13, 2, 11, 9, 10, 10. Internal boundary segments: 9, 14, 3, 10, 6, 4, 14, 20, 15, 11, 5, 3, 6, 6, 11, 9, 10, 10, 23, 8, 10, 8, 32, 18, 49, 49, 18, 10, 10, 8, 10, 1