

LOT 44
ESMT PT OR 1509/1048
GRANDE OAKS AT AMELIA REPLAT

FAGLER WILLARD C JR & ROSEMARY
96622 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	2.	2. 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	2,869	100	2007	2,869	378,125
FGR	746	55	2007	410	54,036
FOP	49	30	2007	15	1,977
FSP	349	40	2018	140	18,452
FUS	1,056	100	2007	1,056	139,177
TOTALS	5,069			4,490	591,767

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	2,717.00	SF	10.00	10.00
2	0911	SCRN RM A	0 100	0	0	264.00	SF	17.50	17.50
3	0855	CONC PAVER	0 100	0	0	264.00	SF	10.00	10.00
4	0857	SANDSTONE/	0 100	0	0	202.00	SF	16.00	16.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	01/17/2019	BY	KWA
-------------	------------	----	-----

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	4,490	109.1244	144.04	646,740	2007	2007	0	0
1 SNGL FAM - 100% - 2021									
Heated Area: 3925									
HX Base Yr 2021									

96622 GRANDE OAKS LN, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/06/2025 MLU									

TOTAL OB/XF												32,059	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	2		
							</						