LOT 53
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

**BADGER ROBIN A & GARY DAVID**
96042 OAK CANOPY LN
FERNANDINA BEACH, FL 32034

**2025**

**39-2N-28-0680-0053-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 |

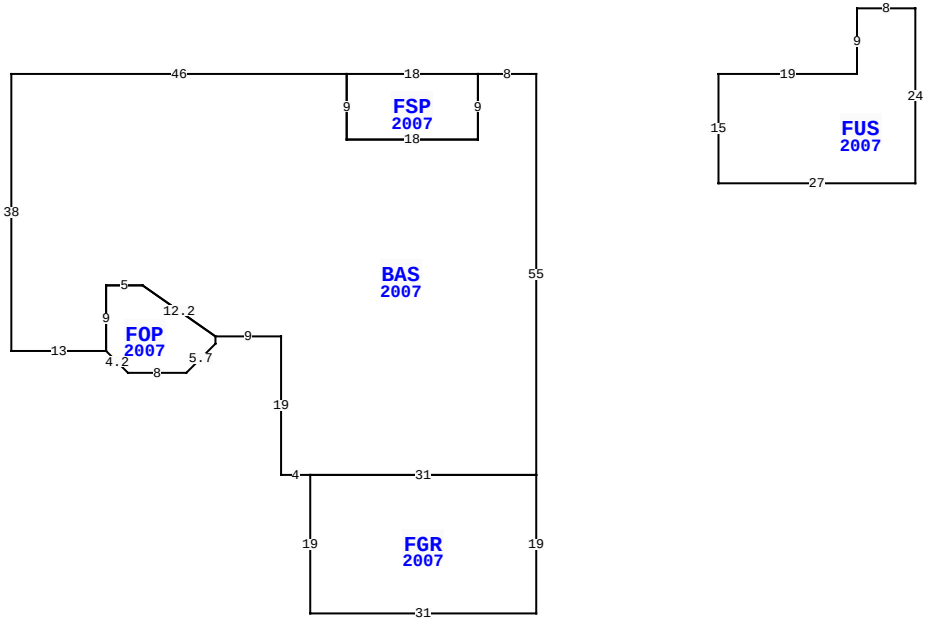
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4069.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,051 | 100 | 2007 | 3,051 | 417,884 |
| FGR | 589 | 55 | 2007 | 324 | 44,378 |
| FOP | 133 | 30 | 2007 | 40 | 5,479 |
| FSP | 162 | 40 | 2007 | 65 | 8,903 |
| FUS | 477 | 100 | 2007 | 477 | 65,333 |
| TOTALS | 4,412 | | | 3,957 | 541,976 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,957 | 113.4000 | 149.69 | 592,323 | 2007 | 2007 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SNGL FAM – 100% - 2021 Heated Area: 3528 HX Base Yr 2021




96042 OAK CANOPY LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 541,976 |
| TOTAL MARKET OB/XF VALUE | | 42,150 |
| TOTAL LAND VALUE - MARKET | | 137,500 |
| TOTAL MARKET VALUE | | 721,626 |
| SOH/AGL Deduction | | 383,251 |
| ASSESSED VALUE | | 338,375 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 287,653 |
| TOTAL JUST VALUE | | 721,626 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 653,939 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B19972 | SWIM POOL | 25,800 | 05/01/2007 |
| E18599 | ELEC OTHER | 2,000 | 01/01/2007 |
| M12362 | MECH OTHER | 0 | 01/01/2007 |
| B18443 | NEW CONSTR | 0 | 12/01/2006 |
| C18443 | CO ISSUED | 0 | 12/01/2006 |
| R09948 | REPAIR/RRF | 22,000 | 12/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2407/0202 | 10/28/2020 | WD | Q | I | 02 | 599,000 |
| GRANTOR: SYLVESTER LIVING TRUS | | | | | | |
| GRANTEE: BADGER ROBIN A & GA | | | | | | |
| 2339/0266 | 2/12/2020 | WD | U | I | 11 | 100 |
| GRANTOR: SYLVESTER ROBERT L & | | | | | | |
| GRANTEE: SYLVESTER LIVING TR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W8 FSP=[YR=2007] W18 S9 E18 N9$ S9 W18 N9 W46 S38 E13 FOP=[YR=2007] D3 R3 E8 R4 U4 N1 U7 L10 W5 S9$ N9 E5 R10 D7 E9 S19 E4 FGR=[YR=2007] S19 E31 N19 W31$ E31 N55$ PTR= E25 FUS=[YR=2007] E19 N9 E8 S24 W27 N15 $ W25$.

## EXTRA FEATURES

| LN | 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 | 1,363.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 87 | 11,858 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 30 | 15 | 450.00 | SF | 85.00 | 85.00 | 100 | 2007 | 2007 | 3 | 44 | 16,830 | |
| 3 | 0877 | JACUZZI | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | 2007 | 2007 | 3 | 27 | 810 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,028.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 87 | 8,944 | |
| 5 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 720.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 44 | 3,168 | |
| 6 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2007 | 2007 | 3 | 27 | 540 | |

## LAND DESCRIPTION

TOTAL OB/XF 42,150

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000134 | C | RES POND | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.10 | 125,000.00 | 137,500.00 | 137,500 | | | | | | | |

REVIEW DATE 01/17/2019 BY KWA Total Acres: 0.00 Total Land Value: 137,500 Market: 0 Agricultural: 0 Common: 137,500 PRINTED 07/30/2025 BY SYS