

LOT 5
IN OR 1574/492
GRANDE OAKS AT AMELIA REPLAT

SHEARER JASON N & JULIE E
96035 OAK CANOPY LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0005-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		17	CB STUCCO 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	3,162	100	2007	3,162	425,197
FGR	672	55	2007	370	49,754
FOP	60	30	2007	18	2,421
FOP	395	30	2007	118	15,868
TOTALS	4,289			3,668	493,238

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,668	106.3125	147.77	542,020	2007	2007	0	0	9.00	91.00

1 SNGL FAM 100% - 2009 Heated Area: 3162 HX Base Yr 2009

Diagram showing building footprints and dimensions:

- FOP 2007 (top right)
- BAS 2007 (center)
- FGR 2007 (bottom left)

BLD DATE	03/09/2007	PK	LGL DATE	04/23/2006	ML
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