

LOT 6
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

VALLE MICHELLE M/IGNACIO LUIS A
96015 OAK CANOPY LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0006-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 60			
Interior Floo	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	03	MASONRY 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	2,996	100	2007	2,996	429,048
FGR	640	55	2007	352	50,409
FOP	98	30	2007	29	4,153
FOP	234	30	2007	70	10,025
TOTALS	3,968			3,447	493,633

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,447	113.2152	157.37	542,454	2007	2007	0	0	9.00	91.00
1 SNGL FAM		100% - 2021		Heated Area: 2996				HX Base Yr 2021			
BLD DATE				LGL DATE				04/22/2026			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY											PAGE 1 of 1	
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 4								Tax Dist:				
BUILDING MARKET VALUE								493,633				
TOTAL MARKET OB/XF VALUE								57,835				
TOTAL LAND VALUE - MARKET								135,000				
TOTAL MARKET VALUE								686,468				
SOH/AGL Deduction								249,812				
ASSESSED VALUE								436,656				
TOTAL EXEMPTION VALUE								HX HB		51,411		
BASE TAXABLE VALUE								385,245				
TOTAL JUST VALUE								686,468				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								660,562				