

LOT 49
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

WHALON KIM L & CRAIG B
96112 OAK CANOPY LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0049-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	31	HARDIE BRD 100	0900	01	3,137	107.7090	149.72	469,672	2019	2019	0	0	0	2.50	97.50	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2020														Heated Area: 2676												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2020												
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 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	2,676	100	2019	2,676	390,635																								
FGR	642	55	2019	353	51,530																								
FOP	112	30	2019	34	4,963																								
FOP	245	30	2019	74	10,802																								
TOTALS			3,675		3,137	457,930																							
EXTRA FEATURES						96112 OAK CANOPY LN, FERNANDINA BEACH																							
L N	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													
5	0911	SCRN RM A	0 100	48	25	1,200.00	SF	18.00	18.00	100	2020	2020	3	82	17,712														
6	0860	POOL/SPA	0 100	24	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500														
TOTAL OB/XF 65,212																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	135,000.00	135,000.00	135,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS																													