

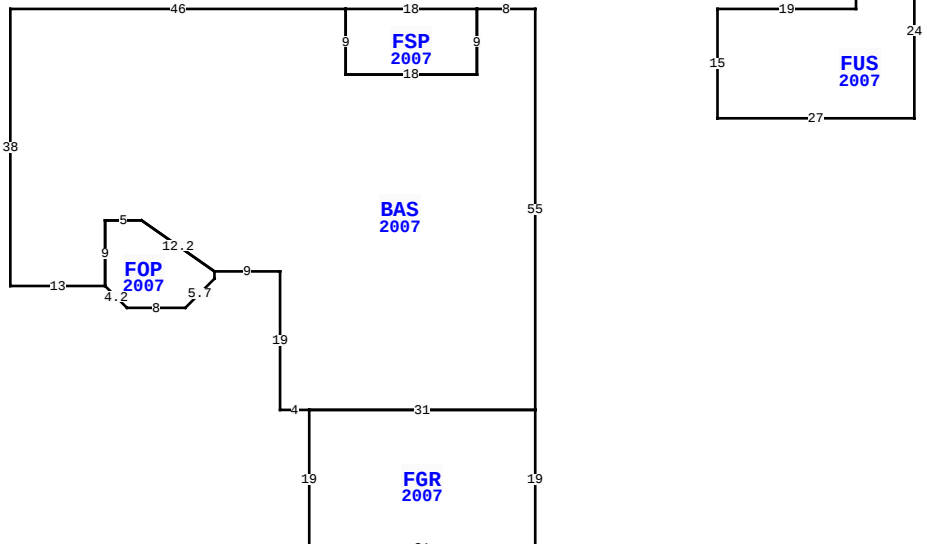
BADGER ROBIN A & GARY DAVID
96042 OAK CANOPY LN
FERNANDINA BEACH, FL 32034

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

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	437,645
FGR	589	55	2007	324	46,476
FOP	133	30	2007	40	5,738
FSP	162	40	2007	65	9,324
FUS	477	100	2007	477	68,423

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	157.63	623,742	2007	2007	0	0	0	9.00	91.00

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



MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,957	113.4000	157.63	623,742	2007	2007	0	0

NASSAU COUNTY PROPERTY										PAGE 1 of 1			
VALUATION SUMMARY										4			
VALUATION BY					STANDARD								
Tax Group: 4					Tax Dist:								
BUILDING MARKET VALUE					567,605								
TOTAL MARKET OB/XF VALUE					42,500								
TOTAL LAND VALUE - MARKET					135,000								
TOTAL MARKET VALUE					745,105								
SOH/AGL Deduction					397,594								
ASSESSED VALUE					347,511								
TOTAL EXEMPTION VALUE					51,411								
BASE TAXABLE VALUE					296,100								
TOTAL JUST VALUE					745,105								
NCON VALUE					0								
INCOME VALUE													
PREVIOUS YEAR MKT VALUE					721,626								

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00

96042 OAK CANOPY LN, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									

LGL DATE									
04/22/2026									
MLU									

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 TRUSGRANTEE: BADGER ROBIN A & GA2339/02662/12/2020WDU I 11100GRANTOR: 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\$.									

LAND DESCRIPTION										TOTAL OB/XF										42,500									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	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
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