

LOT 61
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

BEEKMAN DANIEL W & ELISABETH F
96203 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0680-0061-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		31	HARDIE BRD 100		
Roof Structure		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floor		11	CLAY TILE 70		
Interior Floor		14	CARPET 30		
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	2,513	100	2018	2,513	394,941
FGR	626	55	2018	344	54,063
FOP	97	30	2018	29	4,558
FOP	186	30	2018	56	8,801
PTO	256	5	2023	13	2,043
TOTALS	3,678			2,955	464,406

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,955	116.5647	162.02	478,769	2018	2018	0	0	3.00	97.00

1 SNGL FAM

100% - 2025

Heated Area: 2513

HX Base Yr 2025

The floor plan diagram illustrates a building layout with several distinct areas, each labeled with a code and a year. The areas are: PTO 2023 (a small rectangular area at the top center), FOP 2018 (two areas, one on the left and one in the lower center), BAS 2018 (a large area on the left), and FGR 2018 (a large area on the right). The diagram is composed of black lines representing walls and dimensions. The dimensions are provided for each section, such as 32, 8, 17, 24, 18, 6, 10, 14, 47, 6, 13, 11, 9, 19, 10, 23, 14, 4, 20, 15, 11, 5, 3, 6, 5, 6, 11, 9, 10, 14, 18, 6, 32, 8, 17, 24, 18, 6, 10, 14, 47, 6, 13, 11, 9, 19, 10, 23, 14, 4, 20, 15, 11, 5, 3, 6, 5, 6, 11, 9, 19, 10, 23, 14, 4, 20, 15, 11, 5, 3, 6,