



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	20 FACE BRICK 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMNT 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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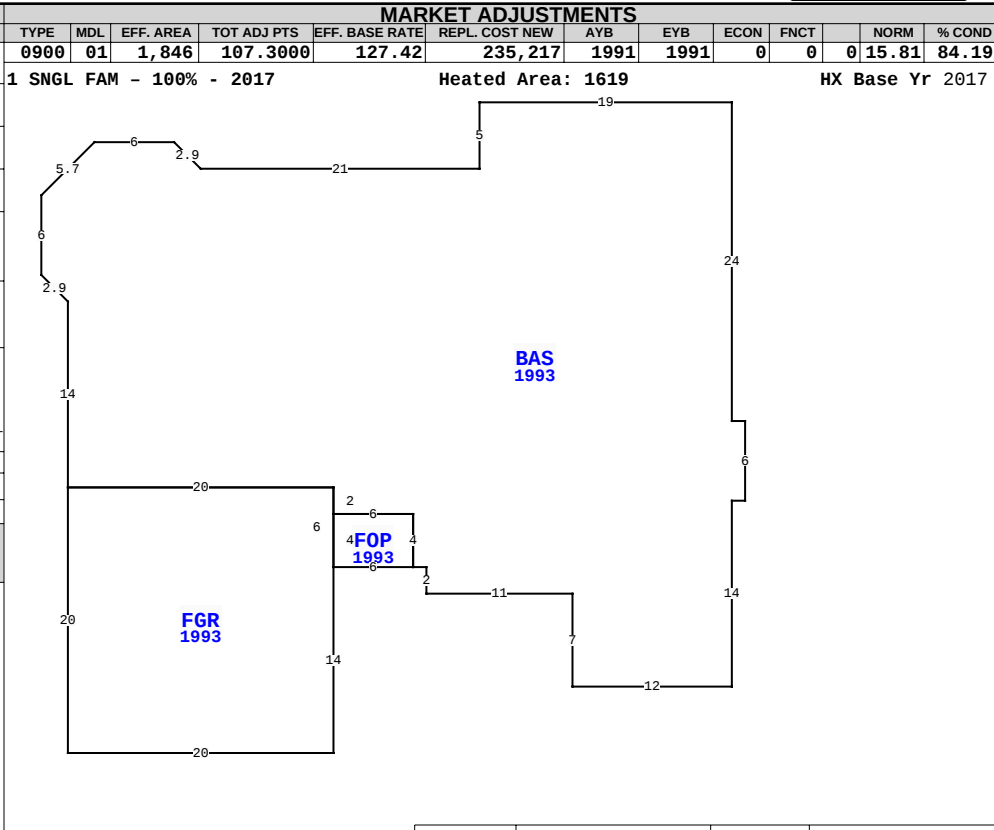
NEIGHBORHOOD/LOC	4011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,619	100	1,619	173,678
FGR	400	55	220	23,600
FOP	24	30	7	751

TOTALS	2,043	1,846	198,029
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	788.00	SF	6.50	6.50	
2	1242	WD DECK A	0	100	0	0	316.00	SF	10.00	10.00	
3	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	
4	0300	BOAT DCK W	0	100	12	10	120.00	SF	40.00	40.00	
5	0810	CONCRETE A	0	100	48	10	480.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	



96232 NASSAU LAKES CIR, FERNANDINA BEACH
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96232 NASSAU LAKES CIR, FERNANDINA BEACH							TIME DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
788.00	SF	6.50	6.50	100	1991	1991	3	64	3,278	
316.00	SF	10.00	10.00	100	1992	1992	3	20	632	
120.00	SF	6.50	6.50	100	1992	1992	3	66	515	
120.00	SF	40.00	40.00	100	2015	2015	3	81	3,888	
480.00	SF	6.50	6.50	100	2017	2017	3	97	3,026	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			214,350
TOTAL MARKET OB/XF VALUE			11,339
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			300,689
SOH/AGL Deduction			88,582
ASSESSED VALUE			212,107
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			162,107
TOTAL JUST VALUE			300,689
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			287,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707328	GARAGE	17,314	08/14/2017
7238	NEW CONSTR	60,474	05/20/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2430/0428	2/02/2021	QC U	I	11	
GRANTOR: WERDER JEFFREY J E					SALE PRICE
GRANTEE: WERDER JEFFREY J.E.					44,500
2073/1543	9/21/2016	QC U	I	11	
GRANTOR: WERDER CHARLES EDWARD					100
GRANTEE: WERDER JEFFREY J E					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W19 S5 W21 U2 L2 W6 D4 L4 S6 D2 R2 S14											
FGR=[YR=1993] S20 E20 N14 FOP=[YR=1993] E6 N4 W6 S4\$ N6 W20\$											
E20 S2 E6 S4 E1 S2 E11 S7 E12 N14 E1 N6 W1 N24\$.											

[illegible]