BLOCK 1 LOT 4
IN OR 740/368
NASSAU LAKES 1A PB 5/70 & 71

TURNER LARRY D
96130 NASSAU LAKES CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141A-0001-0040

BUILDING CHARACTERISTICS

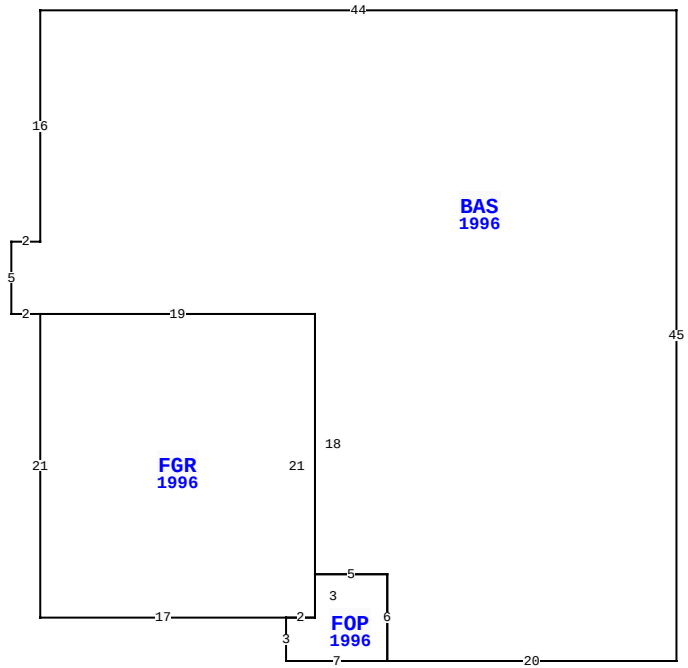
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1,504	181,172
FGR	399	55	219	26,381
FOP	36	30	11	1,325
TOTALS	1,939		1,734	208,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,734	116.6000	138.46	240,090	1996	1996	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 1997 Heated Area: 1504 HX Base Yr 1997



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

96130 NASSAU LAKES CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,878
TOTAL MARKET OB/XF VALUE		7,165
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		291,043
SOH/AGL Deduction		152,938
ASSESSED VALUE		138,105
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		83,105
TOTAL JUST VALUE		291,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702339	REPAIR/RRF	8,990	04/01/2017
9602619	NEW CONSTR	85,000	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0740/0368	9/27/1995	WD	Q	V		24,000
GRANTOR: NABORS MARTY R & TAIN						
GRANTEE: TURNER LARRY D						
0627/0708	5/31/1991	WD	Q	V		23,000
GRANTOR: FORSTER PAMELA L						
GRANTEE: NABORS & BUCHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W44 S16 W2 S5 E2 FGR=[YR=1996] S21 E17 FOP=[YR=1996] S3 E7 N6 W5 S3 W2$ E2 N21 W19$ E19 S18 E5 S6 E20 N45$.

EXTRA FEATURES

LN	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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0811	CONCRETE B	0	100	0	0	663.00	SF	5.20	5.20	100	1996	1996	3	73	2,517	
3	1242	WD DECK A	0	100	44	21	924.00	SF	10.00	10.00	100	1997	1997	3	20	1,848	

LAND DESCRIPTION

TOTAL OB/XF 7,165

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/21/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS