BLOCK 2 LOT 7
NASSAU LAKES 1A PB 5/70 & 71

WALL JOSHUA F & TAYLOR B
96029 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141A-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	13	LVT/LAMNT 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

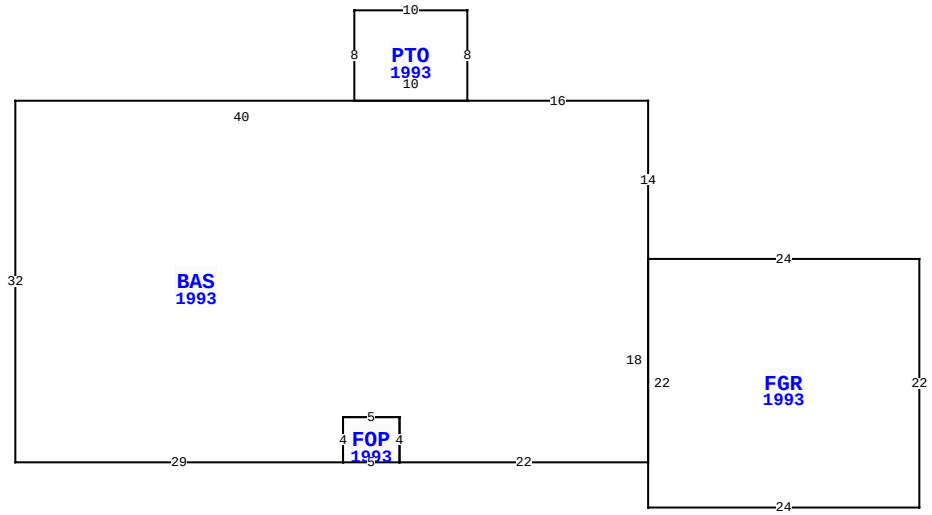
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	222,547
FGR	528	55	290	36,421
FOP	20	30	6	753
PTO	80	5	4	503
TOTALS	2,400		2,072	260,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,072	111.9160	132.90	275,369	1986	2010	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2021 Heated Area: 1772 HX Base Yr 2021



96029 NASSAU LAKES CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,224
TOTAL MARKET OB/XF VALUE		5,536
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		340,760
SOH/AGL Deduction		73,470
ASSESSED VALUE		267,290
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		217,290
TOTAL JUST VALUE		340,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3931	NEW CONSTR	53,800	03/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/1958	7/17/2020	SW	Q	I	02	330,000
GRANTOR: FOX SPENCER R & ERIN						
GRANTEE: WALL JOSHUA F & TAY						
2376/1957	7/13/2020	WD	U	I	11	100
GRANTOR: SCOTT FOX CONSTRUCTIO						
GRANTEE: FOX SPENCER R & ERI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] N14 W16 PTO=[YR=1993] N8 W10 S8 E10 $ W40 S32 E29 FOP=[YR=1993] E5 N4 W5 S4 $ N4 E5 S4 E22 N18 $ S22 E24 N22 $.

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	1987	1987	3	64	2,240	
2	0812	CONCRETE C	0	100	0	0	1,512.00	SF	4.00	4.00	100	1987	1987	3	54.5	3,296	

LAND DESCRIPTION

TOTAL OB/XF 5,536

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	000100	C	SFR	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 05/22/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS