

BLOCK 2 LOT 8
IN OR 923/571
NASSAU LAKES 1A PB 5/70-71

THOMAS SUZANNE C
96065 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141A-0002-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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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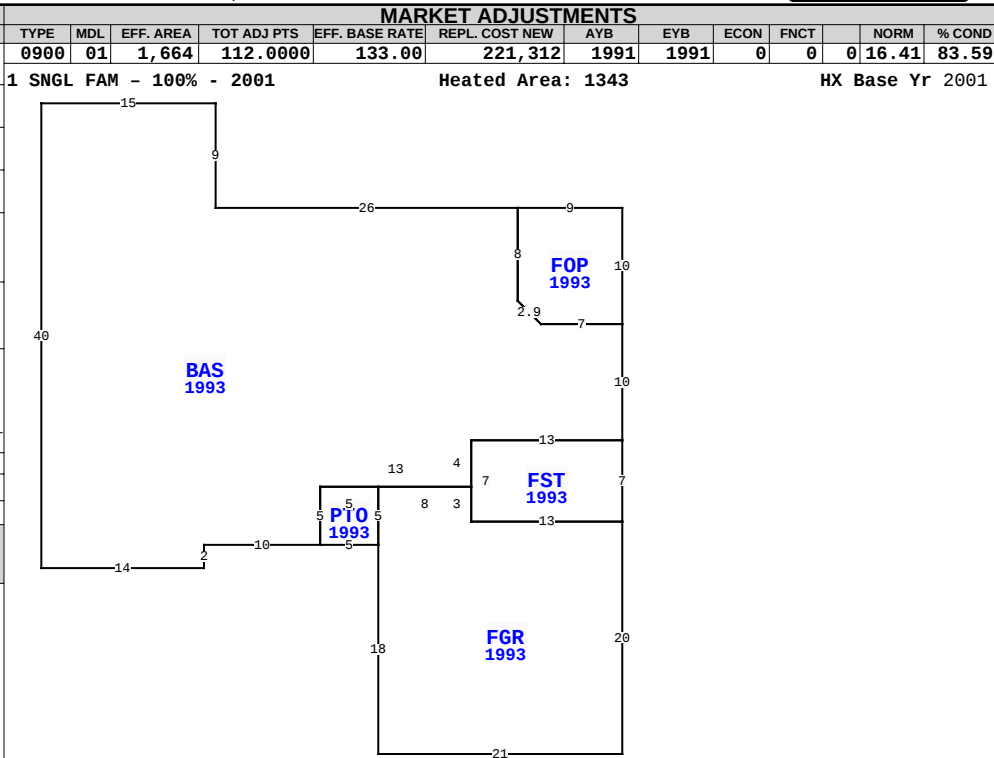
NEIGHBORHOOD/LOC	4011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,343	100	1,343	149,308
FGR	444	55	244	27,127
FOP	88	30	26	2,891
FST	91	55	50	5,559
PTO	25	5	1	111

TOTALS	1,991		1,664	184,995
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,772.00	SF	4.00
2	1242	WD DECK A	0	100	14	14	196.00	SF	10.00
3	0300	BOAT DCK W	0	100	24	14	336.00	SF	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100	0006	PUD	0.00	0.00	1.00



96065 NASSAU LAKES CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0812	CONCRETE C	0	100	0	0	1,772.00	SF	4.00	4.00	100	1991	1991	3	64	4,536	
2	1242	WD DECK A	0	100	14	14	196.00	SF	10.00	10.00	100	1991	1991	3	20	392	
3	0300	BOAT DCK W	0	100	24	14	336.00	SF	40.00	40.00	100	1993	1993	3	20	2,688	

TOTAL OB/XF										7,616							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000133	C	SFR LAKE	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				184,995	
TOTAL MARKET OB/XF VALUE				7,616	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				267,611	
SOH/AGL Deduction				133,783	
ASSESSED VALUE				133,828	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				83,828	
TOTAL JUST VALUE				267,611	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				253,046	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4169	NEW CONSTR	4,700	01/09/1991
6907	NEW CONSTR	51,580	12/27/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0923/0571	3/08/2000	WD	U	I	01
GRANTOR: THOMAS ROGER L					
GRANTEE: THOMAS SUZANNE					
0620/0674	3/01/1991	WD	Q	I	
GRANTOR: BOATRIGHT J C					
GRANTEE: THOMAS ROGER L					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W9 BAS=[YR=1993] W26 N9 W15 S40 E14 N2 E10 PTO=[YR=1993] E5 FGR=[YR=1993] S18 E21 N20 FST=[YR=1993] N7 W13 S7 E13\$ W13 N3 W8 S5\$ N5 W5 S5\$ N5 E13 N4 E13 N10W7 L2 U2 N8\$ S8 D2 R2 E7 N10\$.									