



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
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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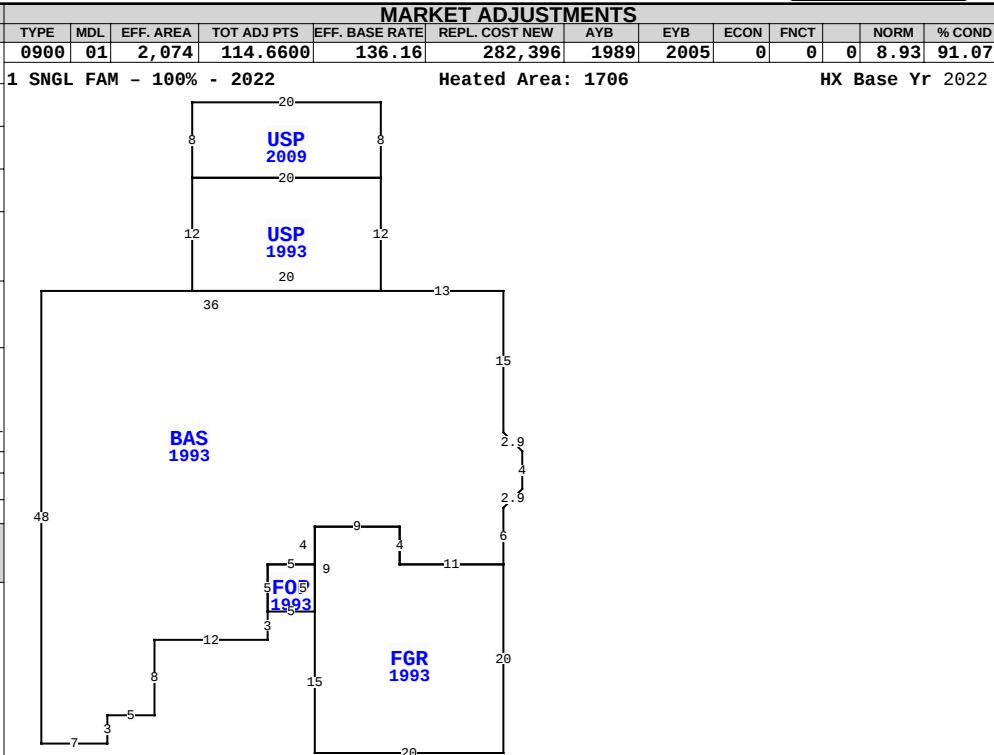
NEIGHBORHOOD/LOC	4011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,706	100	1,706	211,546
FGR	436	55	240	29,760
FOP	25	30	8	992
USP	240	30	72	8,929
USP	160	30	48	5,952

TOTALS	2,567		2,074	257,178
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,490.00	SF	5.20
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0479	VF PICKET	0	100	0	0	150.00	LF	10.00

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		PUD	0.00	0.00	1.00



96099 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	0811	CONCRETE B	0	100	0	0	1,490.00	SF	5.20	5.20	100	1989	1989	3	59.5	4,610	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
4	0479	VF PICKET	0	100	0	0	150.00	LF	10.00	10.00	100	2010	2010	3	81	1,215	

TOTAL OB/XF										8,205							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				257,178	
TOTAL MARKET OB/XF VALUE				8,205	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				340,383	
SOH/AGL Deduction				9,470	
ASSESSED VALUE				330,913	
TOTAL EXEMPTION VALUE		HX HB SX		100,000	
BASE TAXABLE VALUE				230,913	
TOTAL JUST VALUE				340,383	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				321,275	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26298	REMODEL	4,847	08/01/2012
B22407	REMODEL	21,921	04/01/2009
B21564	REMODEL	3,500	06/01/2008
V00071	REMODEL	13,958	02/01/2000
03182	H/AC	1,900	10/25/1989
3672	NEW CONSTR	1,500	10/09/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2476/0279	6/28/2021	WD	Q	I	01
GRANTOR: TOBIN JOHN E & HELEN					
GRANTEE: DIMOS MICHAEL & MAR					
0585/1299	12/14/1989	WD	Q	I	
GRANTOR: SEAWARD HOMES INC					
GRANTEE: TOBIN JOHN & HELEN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W13 USP=[YR=1993] N12 USP=[YR=2009] N8 W20 S8 E20\$ W20 S12 E20\$ W36 S48 E7 N3 E5 N8 E12 N3 FOP=[YR=1993] E5 FGR=[YR=1993] S15 E20 N20 W11 N4 W9 S9\$ N5 W5 S5\$ N5 E5 N4 E9 S4 E11 N6 U2 R2 N4 U2 L2 N15\$.									