

BLOCK 2 LOT 12
IN OR 662/426 & OR 1796/1928
NASSAU LAKES 1A PB 5/70-71

SEYMOUR RICHARD E
96161 NASSAU LAKES CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141A-0002-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
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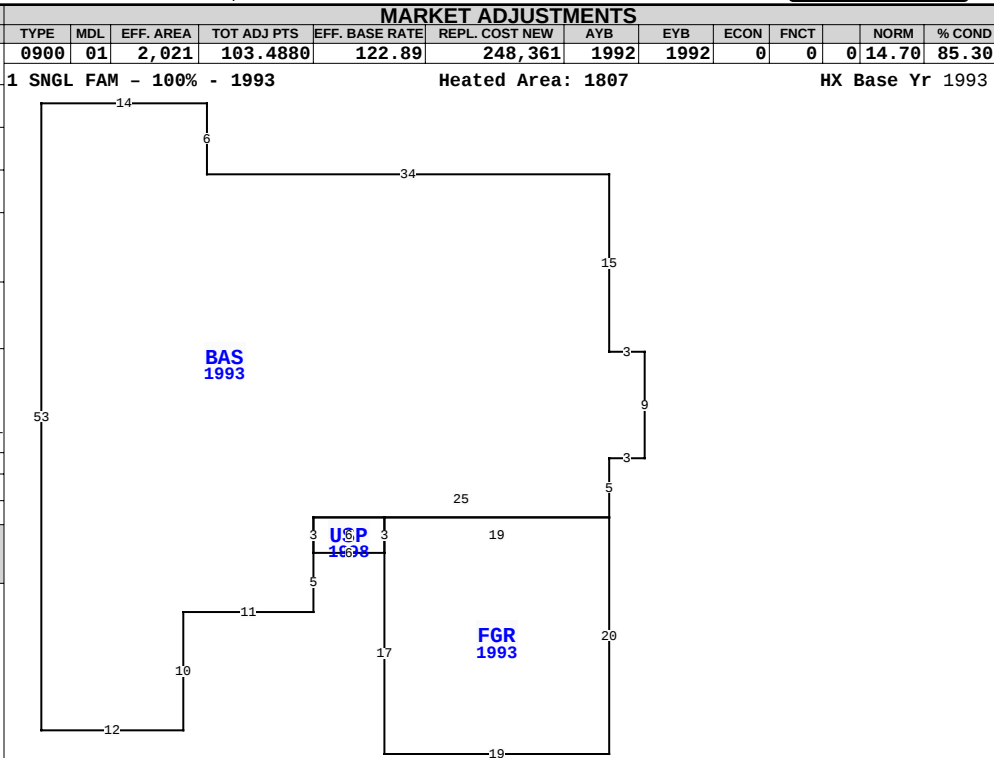
NEIGHBORHOOD/LOC	4011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,807	100	1,807	189,419
FGR	380	55	209	21,908
USP	18	30	5	524

TOTALS	2,205		2,021	211,852
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0	0	1.00	UT 3,500.00
2	0812	CONCRETE C	0	100	0	0	0	1,476.00	SF 4.00
3	0811	CONCRETE B	0	100	0	0	0	795.00	SF 5.20
5	0910	SCRN RM L	0	100	0	0	0	602.00	SF 15.00
6	0649	LIGHTS-GD	0	100	0	0	0	1.00	SF 225.00

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



96161 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	0500	FP-PRE FAB	0	100	0	0	0	1.00	UT 3,500.00	100	1992	1992	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	0	1,476.00	SF 4.00	100	1992	1992	3	66	3,897	
3	0811	CONCRETE B	0	100	0	0	0	795.00	SF 5.20	100	1998	1998	3	77	3,183	
5	0910	SCRN RM L	0	100	0	0	0	602.00	SF 15.00	100	1998	1998	3	20	1,806	
6	0649	LIGHTS-GD	0	100	0	0	0	1.00	SF 225.00	100	1999	1999	3	20	45	

TOTAL OB/XF										11,521						
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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		211,852			
TOTAL MARKET OB/XF VALUE		11,521			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		298,373			
SOH/AGL Deduction		151,402			
ASSESSED VALUE		146,971			
TOTAL EXEMPTION VALUE		55,000			HX HB VX
BASE TAXABLE VALUE		91,971			
TOTAL JUST VALUE		298,373			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		279,262			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984645	REMODEL	400	04/01/1998
8086	NEW CONSTR	73,690	05/13/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1796/1928	10/19/2011	QC	U	I	11	100	
GRANTOR: WEBER DIANA LYNN							
GRANTEE: SEYMOUR RICHARD E							
0662/0426	6/29/1992	WD	Q	I		107,800	
GRANTOR: SEAWARD HOMES INC							
GRANTEE: SEYMOUR RICHARD & D							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W3 N15 W34 N6 W14 S53 E12 N10 E11 N5							
USP=[YR=1998] E6 FGR=[YR=1993] S17 E19 N20 W19 S3 \$ N3 W6 S3							
\$ N3 E25 N5 E3 N9 \$.							