BLOCK 2 LOT 13
IN OR 1449/1295
NASSAU LAKES 1A PB 5/70-71

KEMP JAMES A & ANN E
96175 NASSAU LAKES CIRCLE
FERNANDINA BEACH, FL 32034-1134

2023

27-2N-28-141A-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

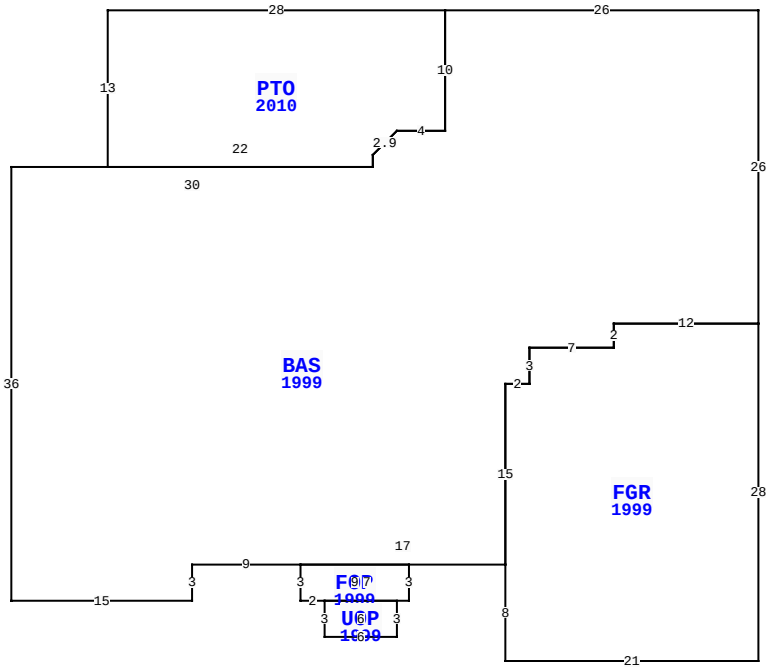
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,049	100	2,049	232,765
FGR	564	55	310	35,216
FOP	27	30	8	909
PTO	348	5	17	1,931
UOP	18	20	4	454
TOTALS	3,006		2,388	271,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,388	115.6000	137.28	327,825	1999	1999	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2021 Heated Area: 2049 HX Base Yr



96175 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		271,275
TOTAL MARKET OB/XF VALUE		21,384
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		367,659
SOH/AGL Deduction		0
ASSESSED VALUE		367,659
TOTAL EXEMPTION VALUE	13	367,659
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		367,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004017	REPAIR/RRF	16,620	05/01/2020
B23765	ADDITION	6,297	07/01/2010
981184	NEW CONSTR	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/1295	10/04/2006	WD	Q	I		294,000
GRANTOR: BRADDOCK ROBERT C & J						
GRANTEE: KEMP JAMES A & ANN						
0771/1491	9/23/1996	WD	Q	V		25,500
GRANTOR: CRAWFORD ROBERT L & N						
GRANTEE: BRADDOCK ROBERT C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W26PTO=[YR=2010] W28 S13 E22 N1 U2 R2 E4 N10$ S10 W4 L2 D2 S1 W30 S36E15 N3 E9 FOP=[YR=1999] S3 E2 UOP=[YR=1999] S3 E6 N3 W6 $ E7 N3 W9 $ E17 FGR=[YR=1999] S8 E21 N28 W12 S2 W7 S3 W2 S15 $ N15 E2 N3 E7 N2 E12 N26 $.

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
3	0911	SCRN RM A	0	100	0	0	346.00	SF	17.50	17.50	100	2010	2010	3	50	3,028	
4	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	2002	2002	3	21	1,210	
5	0855	CONC PAVER	0	100	42	3	126.00	SF	10.00	10.00	100	2015	2015	3	96	1,210	
6	0855	CONC PAVER	0	100	0	0	1,660.00	SF	10.00	10.00	100	2015	2015	3	96	15,936	

LAND DESCRIPTION

TOTAL OB/XF 21,384

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 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS