

LOT 43
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

BAILEY STEPHEN & SARAH
96500 NASSAU LAKES CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0043-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 80
Exterior Wall	16 WD FR STUC 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	4057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1,650	194,133
FOP	70	30	21	2,470
FOP	150	30	45	5,295
FUS	1,005	100	1,005	118,244
TOTALS	2,875		2,721	320,142

EXTRA FEATURES	
L N	OB/XF CODE
1	0811 CONCRETE B

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,721	106.0800	125.97	342,764	2006	2008	0	0	6.60	93.40
1 SNGL FAM - 0% - 2023 Heated Area: 2655 HX Base Yr											
96500 NASSAU LAKES CIR, FERNANDINA BEACH											
BLD DATE 05/22/2023 MLU											

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	0	0	0	712.00	SF	5.20	5.20	100	2006	2006	3	88	3,258	

LAND DESCRIPTION										TOTAL OB/XF							3,258	
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	L VA	
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00		
REVIEW DATE		11/19/2018		BY	TWA		Total Acres: 0.00		Total Land Value: 75,000				Market: 0		Agricultural: 0			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			320,142
TOTAL MARKET OB/XF VALUE			3,258
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			398,400
SOH/AGL Deduction			0
ASSESSED VALUE			398,400
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			398,400
TOTAL JUST VALUE			398,400
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2013322	REPAIR/RRF	0	01/07/2021
E15948	ELEC OTHER	1,700	10/01/2005
M10510	MECH OTHER	0	10/01/2005
C15512	CO ISSUED	229,690	07/01/2005
P09741	OTHER	0	07/01/2005
R07831	REPAIR/RRF	1,500	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/0870	1/20/2023	WD	Q	I	01	428,500
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: BAILEY STEPHEN & SA						
2567/1311	5/17/2022	WD	U	I	37	360,100
GRANTOR: GONZALEZ ALBERTO & LE						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2006]	W18 FOP=[YR=2006] N10 W15 S10 E15 \$ W15 W17
S34 E12 FOP=[YR=2006]	N2 E1 N2 E17 S4 W18\$ N2 E1 N2 E17 S5
E20 N35 \$ PTR=	E30 FUS=[YR=2006] E30 S32 W11 S3 W7 N1 W12
N34 \$ W30 \$.	