LOT 54
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

KURTI ISUF/KURTI HURME ET AL
96354 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

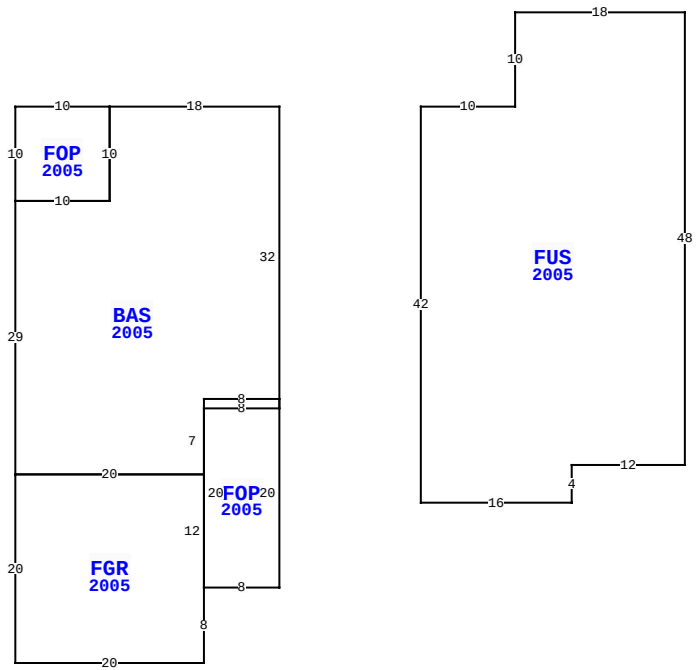
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	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	936	100	936	104,058
FGR	400	55	220	24,458
FOP	100	30	30	3,335
FOP	160	30	48	5,336
FUS	1,308	100	1,308	145,414
TOTALS	2,904		2,542	282,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,542	101.7600	120.84	307,175	2005	2005	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2012 Heated Area: 2244 HX Base Yr 2012



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

96354 NASSAU LAKES CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,601
TOTAL MARKET OB/XF VALUE		3,076
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		360,677
SOH/AGL Deduction		197,170
ASSESSED VALUE		163,507
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,507
TOTAL JUST VALUE		360,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14357	ELEC OTHER	2,000	02/01/2005
M09286	MECH OTHER	0	02/01/2005
P08897	OTHER	0	02/01/2005
B0414287	NEW CONSTR	161,462	12/01/2004
B0414287	NEW CONSTR	161,462	12/01/2004
R047040	REPAIR/RRF	5,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/0412	9/29/2020	QC	U	I	11	90,400
GRANTOR: KURTI ISUF & HURME						
GRANTEE: KURTI ISUF & HURME						
1307/0935	4/06/2005	WD	Q	I		194,900
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: KURTI ISUF & HURME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] W10 S10 E10 N10 $ S10 W10 S29 FGR=[YR=2005] S20 E20 N8 FOP=[YR=2005] E8 N20 W8 S20 $ N12 W20 $ E20 N7 E8 N32 $ PTR= E15 FUS=[YR=2005] E10 N10 E18 S48 W12 S4 W16 N42 $ W15 $.

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
1	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	2005	2005	3	87	3,076	

LAND DESCRIPTION

TOTAL OB/XF 3,076

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	000100	C	SFR	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 11/19/2018 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS