LOT 55
IN OR 2103/1539
ESMT PT OR 1164/35

ALLGOOD JASON R & KELLEY E
96340 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0055-0000

BUILDING CHARACTERISTICS

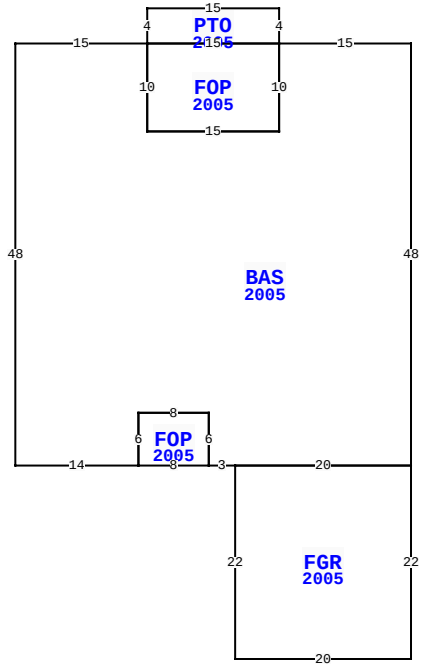
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	1,962	233,629
FGR	440	55	242	28,817
FOP	48	30	14	1,667
FOP	150	30	45	5,358
PTO	60	5	3	357
TOTALS	2,660		2,266	269,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,266	109.5640	130.11	294,829	2005	2005	0	0	0	8.48	91.52

1 SNGL FAM – 100% - 2018 Heated Area: 1962 HX Base Yr 2018



96340 NASSAU LAKES CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,828
TOTAL MARKET OB/XF VALUE		3,257
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		348,085
SOH/AGL Deduction		149,903
ASSESSED VALUE		198,182
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,182
TOTAL JUST VALUE		348,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413632	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2103/1539	2/28/2017	WD	Q	I	01	221,000
GRANTOR: CREWS TONY & BRIDGET						
GRANTEE: ALLGOOD JASON R & K						
1291/0859	1/28/2005	WD	Q	I		188,700
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: CREWS TONY & BRIDGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 PTO=[YR=2005] N4 W15 S4 FOP=[YR=2005] S10 E15 N10 W15$ E15$ S10 W15 N10 W15 S48 E14 FOP=[YR=2005] E8 N6 W8 S6$ N6 E8 S6 E3 FGR=[YR=2005] S22 E20 N22 W20$ E20 N48$.

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	720.00	SF	5.20	5.20	100	2005	2005	3	87	3,257	

LAND DESCRIPTION

TOTAL OB/XF 3,257

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