

LOT 56
IN OR 1935/388
ESMT PT OR 1164/35

POECHMANN PAIGE POOLE/POOLE WESLEY R
96316 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0056-0000



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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

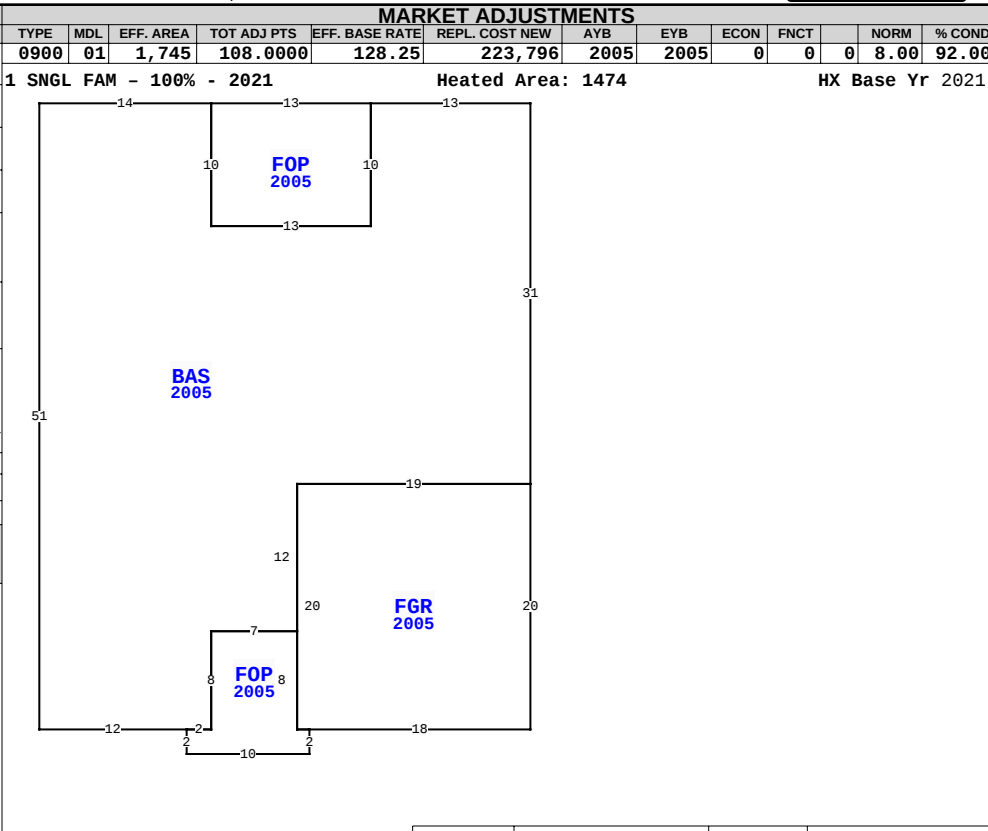
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,474	100	1,474	173,918
FGR	380	55	209	24,660
FOP	76	30	23	2,714
FOP	130	30	39	4,602

TOTALS	2,060		1,745	205,892
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	690.00	SF	5.20	5.20	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00



96316 NASSAU LAKES CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
3,122											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										205,892	
TOTAL MARKET OB/XF VALUE										3,122	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										284,014	
SOH/AGL Deduction										88,750	
ASSESSED VALUE										195,264	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										145,264	
TOTAL JUST VALUE										284,014	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										223,410	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14217	ELEC OTHER	2,000	02/01/2005
M09148	MECH OTHER	0	02/01/2005
B0414225	NEW CONSTR	108,280	12/01/2004
R046987	REPAIR/RRF	5,000	12/01/2004
P0408846	OTHER	0	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1935/0388	8/08/2014	SW	U	I	12	147,000	
GRANTOR: VYSTAR CREDIT UNION							
GRANTEE: POECHMANN PAIGE POO							
1904/0091	2/24/2014	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: VYSTAR CREDIT UNION							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W13 FOP=[YR=2005] W13 S10 E13 N10\$ S10 W13 N10 W14 S51 E12 FOP=[YR=2005] S2 E10 N2 FGR=[YR=2005] E18 N20 W19 S20 E1\$ W1 N8 W7 S8 W2\$ E2 N8 E7 N12 E19 N31\$.											