

LOT 66
IN OR 2029/124
ESMT PT OR 1164/35

ARDINGER ROBERT J
96291 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0066-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	30	VINYL 100	0900	01	2,553	101.7600	120.84	308,505	2004	2005	0	0	0	8.00	92.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2017													Heated Area: 2244													HX Base Yr 2017												
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	420	55	231	25,681																																					
FOP	100	30	30	3,335																																					
FOP	160	30	48	5,336																																					
FUS	1,308	100	1,308	145,414																																					
TOTALS			2,924	2,553	283,825																																				
EXTRA FEATURES			96291 NASSAU LAKES CIR, FERNANDINA BEACH																																						
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	100	0	0	680.00	SF	5.20	5.20	100	2004	2004	3	86	3,041																									
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2007	2007	3	74	3,694																									
3	0855	CONC PAVER	0	100	16	14	224.00	SF	10.00	10.00	100	2018	2018	3	98	2,195																									
LAND DESCRIPTION			TOTAL OB/XF														8,930																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 11/27/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																									