LOT 72
IN OR 2176/1069
ESMT PT OR 1164/35

HELM JERRY
96399 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0072-0000

BUILDING CHARACTERISTICS

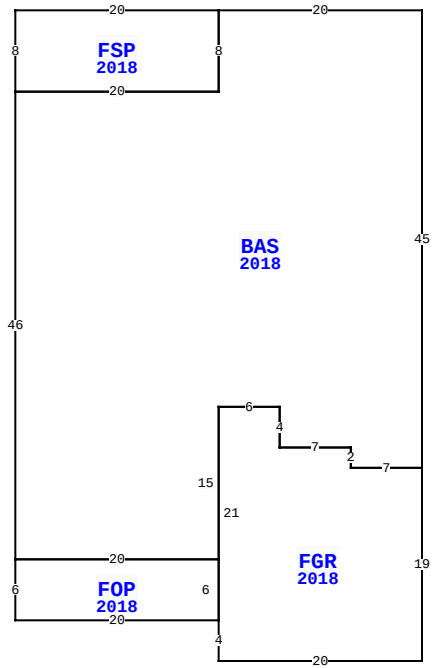
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,770	100	1,770	226,422
FGR	430	55	236	30,189
FOP	120	30	36	4,605
FSP	160	40	64	8,187
TOTALS	2,480		2,106	269,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,106	109.3680	129.87	273,506	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2017 Heated Area: 1770 HX Base Yr 2017



96399 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		269,403
TOTAL MARKET OB/XF VALUE		3,221
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		347,624
SOH/AGL Deduction		297,254
ASSESSED VALUE		50,370
TOTAL EXEMPTION VALUE	HX HB	25,370
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		347,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B180688	CO ISSUED	0	10/26/2018
B180688	NEW CONSTR	236,902	06/28/2018
E14536	ELEC OTHER	2,000	03/01/2005
M09417	MECH OTHER	0	03/01/2005
R07250	REPAIR/RRF	5,000	02/01/2005
B14596	NEW CONSTR	133,629	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2176/1069	2/13/2018	QC	U	I	11	100
GRANTOR: HELM JERRY & DAWN						
GRANTEE: HELM JERRY						
2022/0920	12/18/2015	SW	Q	I	01	173,500
GRANTOR: REGIONS BANK						
GRANTEE: HELM JERRY WAYNE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 FSP=[YR=2018] W20 S8 E20 N8$ S8 W20 S46 FOP=[YR=2018] S6 E20 FGR=[YR=2018] S4 E20 N19 W7 N2 W7 N4 W6 S21$ N6 W20$ E20 N15 E6 S4 E7 S2 E7 N45$.

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	712.00	SF	5.20	5.20	100	2005	2005	3	87	3,221	

LAND DESCRIPTION

TOTAL OB/XF 3,221

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 12/18/2018 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS