LOT 75
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

BRUBECK STACEY N & BRIAN D
96475 NASSAU LAKES CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0075-0000

BUILDING CHARACTERISTICS

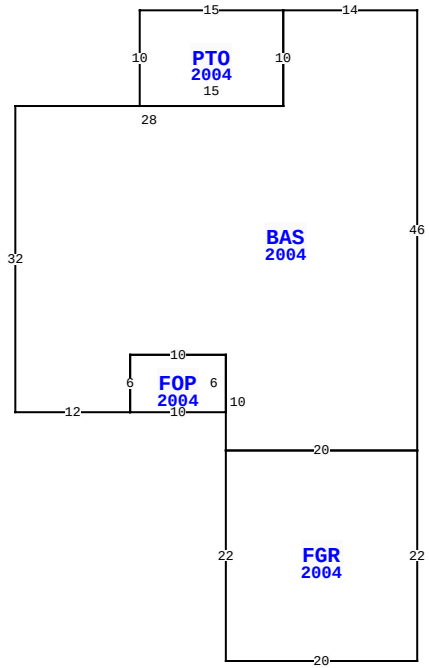
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,504	100	1,504	176,726
FGR	440	55	242	28,436
FOP	60	30	18	2,115
PTO	150	5	8	940
TOTALS	2,154		1,772	208,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,772	108.2000	128.49	227,684	2004	2004	0	0	0	8.55	91.45

1 SNGL FAM – 100% - 2005 Heated Area: 1504 HX Base Yr 2005



96475 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		208,217
TOTAL MARKET OB/XF VALUE		3,229
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		286,446
SOH/AGL Deduction		155,818
ASSESSED VALUE		130,628
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,628
TOTAL JUST VALUE		286,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412843	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/0674	11/25/2020	QC	U	I	11	100
GRANTOR: BRUBECK STACY F/K/A C						
GRANTEE: BRUBECK STACEY N &						
1265/0854	10/13/2004	WD	Q	I		160,500
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: CARTER STACEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 PTO=[YR=2004] W15 S10 E15 N10 $ S10 W28
S32 E12 FOP=[YR=2004] E10 N6 W10 S6 $ N6 E10 S10
FGR=[YR=2004] S22 E20 N22 W20 $ E20 N46 $.

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	722.00	SF	5.20	5.20	100	2004	2004	3	86	3,229	

LAND DESCRIPTION

TOTAL OB/XF 3,229

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