BLOCK 1 LOT 6
NASSAU LAKES 1A PB 5/70-71

SAPP RONALD
96072 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141A-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

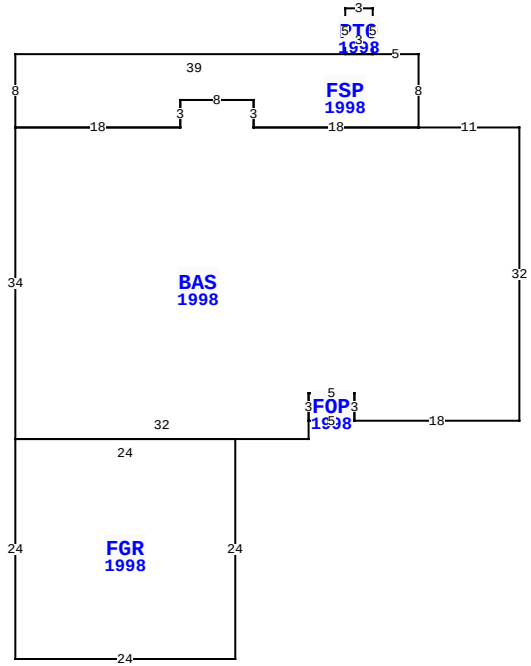
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	1,833	247,195
FGR	576	55	317	42,751
FOP	15	30	4	540
FSP	328	40	131	17,666
PTO	15	5	1	135
TOTALS	2,767		2,286	308,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,286	120.5400	150.68	344,454	1998	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2021 Heated Area: 1833 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

96072 NASSAU LAKES CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		308,286
TOTAL MARKET OB/XF VALUE		10,993
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		394,279
SOH/AGL Deduction		79,216
ASSESSED VALUE		315,063
TOTAL EXEMPTION VALUE	HX HB VX WR	60,000
BASE TAXABLE VALUE		255,063
TOTAL JUST VALUE		394,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984902	NEW CONSTR	110,000	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2348/0400	3/11/2020	WD	Q	I	02	324,900
GRANTOR: CRISCI CAROL A						
GRANTEE: SAPP RONALD & ESTHE						
2288/1697	7/02/2019	SW	Q	I	02	299,100
GRANTOR: SAHARA PROPERTY MGMT						
GRANTEE: CRISCI CAROL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W11 FSP=[YR=1998] N8 W5 PTO=[YR=1998] N5 W3 S5 E3 $ W39 S8 E18 N3 E8 S3 E18 $ W18 N3 W8 S3 W18 S34 FGR=[YR=1998] S24 E24 N24 W24 $ E32 N2 FOP=[YR=1998] E5 N3 W5 S3 $ N3 E5 S3 E18 N32 $.

EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	2,866.00	SF	3.20	3.20	100	1998	1998	3	75	6,878	
2	0825	BRICK	0	100	35	3	105.00	SF	12.50	12.50	100	1999	1999	3	93	1,221	
3	0300	BOAT DCK W	0	100	0	0	268.00	SF	40.00	40.00	100	1999	1999	3	27	2,894	

LAND DESCRIPTION

TOTAL OB/XF 10,993

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS