BLOCK 1 LOT 7
IN OR 788/966
NASSAU LAKES 1A PB 5/70-71

BIRCH THOMAS A & BARBARA A
96048 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141A-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

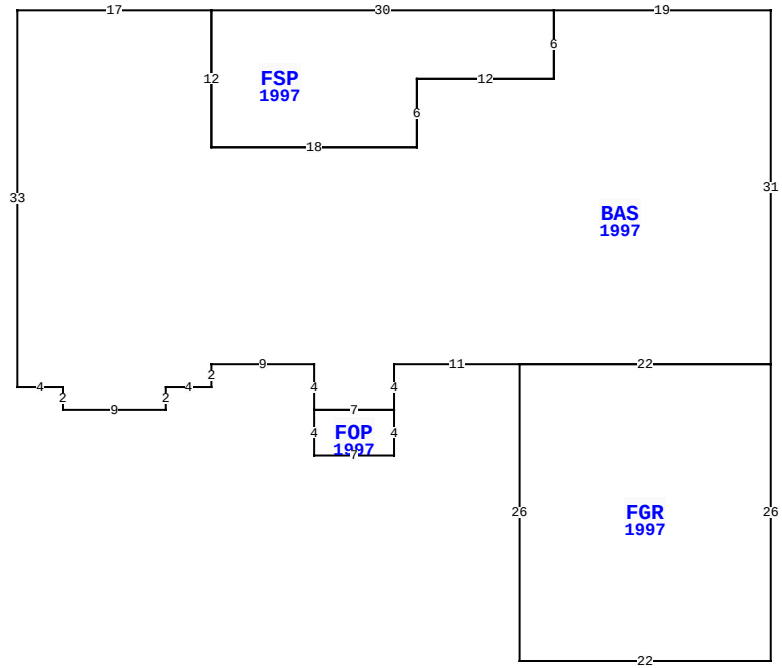
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	1,838	199,375
FGR	572	55	315	34,169
FOP	28	30	8	868
FSP	288	40	115	12,474
TOTALS	2,726		2,276	246,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,276	107.8000	134.75	306,691	1997	1997	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 1998 Heated Area: 1838 HX Base Yr 1998



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

96048 NASSAU LAKES CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,886
TOTAL MARKET OB/XF VALUE		6,070
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		327,956
SOH/AGL Deduction		158,286
ASSESSED VALUE		169,670
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,670
TOTAL JUST VALUE		327,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009300		19,944	07/20/2023
963462	NEW CONSTR	109,975	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0788/0966	3/26/1997	WD	Q	I		137,000
GRANTOR: LITTLE BUILDERS						
GRANTEE: BIRCH THOMAS A & BA						
0773/1039	10/09/1996	QC	U	V	06	100
GRANTOR: BIRCH THOMAS A & BARB						
GRANTEE: LITTLE BUILDERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W19 FSP=[YR=1997] W30 S12 E18 N6 E12 N6$ S6 W12 S6 W18 N12 W17 S33 E4 S2 E9 N2 E4 N2 E9 S4 FOP=[YR=1997] S4 E7 N4 W7$ E7 N4 E11 FGR=[YR=1997] S26 E22 N26 W22 $ E22 N31$.

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	0812	CONCRETE C	0	100	0	0	1,120.00	SF	4.00	4.00	100	1997	1997	3	73	3,270	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 6,070

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	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 06/10/2024 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS