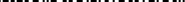
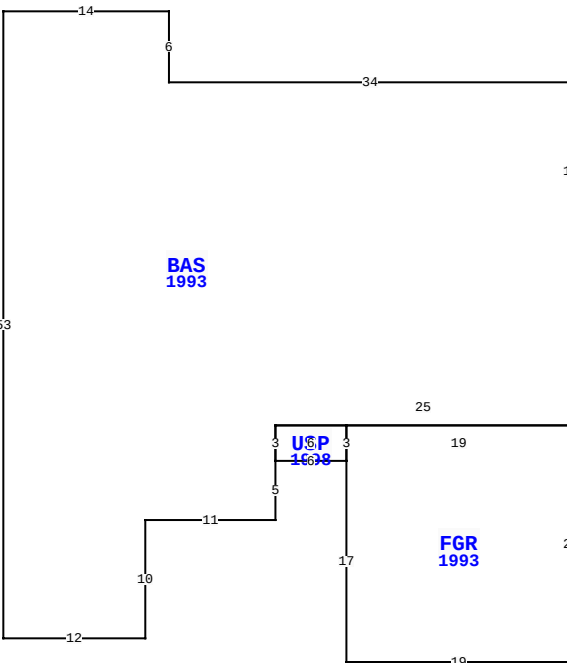


SEYMOUR RICHARD E
96161 NASSAU LAKES CIRCLE
FERNANDINA BEACH, FL 32034

2024



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	VALUATION SUMMARY											
Exterior Wall	05	AVERAGE 80								0900	01	2,021	103.4880	129.36	261,437	1992	1992		0	0	14.95	85.05	VALUATION BY					STANDARD						
Exterior Wall	10	ABOVE AVG 20								1 SNGL FAM - 100% - 1993										Heated Area: 1807										HX Base Yr 1993				
RooF Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE										222,352				
RooF Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										11,251				
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										75,000				
Interior Floo	14	CARPET 80																		TOTAL MARKET VALUE										308,603				
Interior Floo	08	SHT VINYL 20																		SOH/AGL Deduction										157,223				
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										151,380				
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB VX 55,000				
Bedrooms		3 100																		BASE TAXABLE VALUE										96,380				
Bathrooms		2 100																		TOTAL JUST VALUE										308,603				
Frame Stories Units	02	WOOD FRAME 100																		NCON VALUE										0				
Occupancy	00	NONE 100								INCOME VALUE																								
										PREVIOUS YEAR MKT VALUE										298,373														
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	1,807	100	1,807	198,808																														
FGR	380	55	209	22,994																														
USP	18	30	5	550																														
TOTALS	2,205		2,021	222,352																														
EXTRA FEATURES					96161 NASSAU LAKES CIR, FERNANDINA BEACH										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/18/2023 MLU									
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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520																				
2	0812	CONCRETE C	0 100	0 0	1,476.00	SF	4.00	4.00	100	1992	1992	3	64	3,779																				
3	0811	CONCRETE B	0 100	0 0	795.00	SF	5.20	5.20	100	1998	1998	3	75	3,101																				
4	0910	SCRN RM L	0 100	0 0	602.00	SF	15.00	15.00	100	1998	1998	3	20	1,806																				
5	0649	LIGHTS-GD	0 100	0 0	1.00	SF	225.00	225.00	100	1999	1999	3	20	45																				
LAND DESCRIPTION															TOTAL OB/XF 11,251																			
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																	
																				</														