

BLOCK 2 LOT 13
IN OR 1449/1295
NASSAU LAKES 1A PB 5/70-71

KEMP JAMES A & ANN E
96175 NASSAU LAKES CIRCLE
FERNANDINA BEACH, FL 32034-1134

2024

27-2N-28-141A-0002-0130



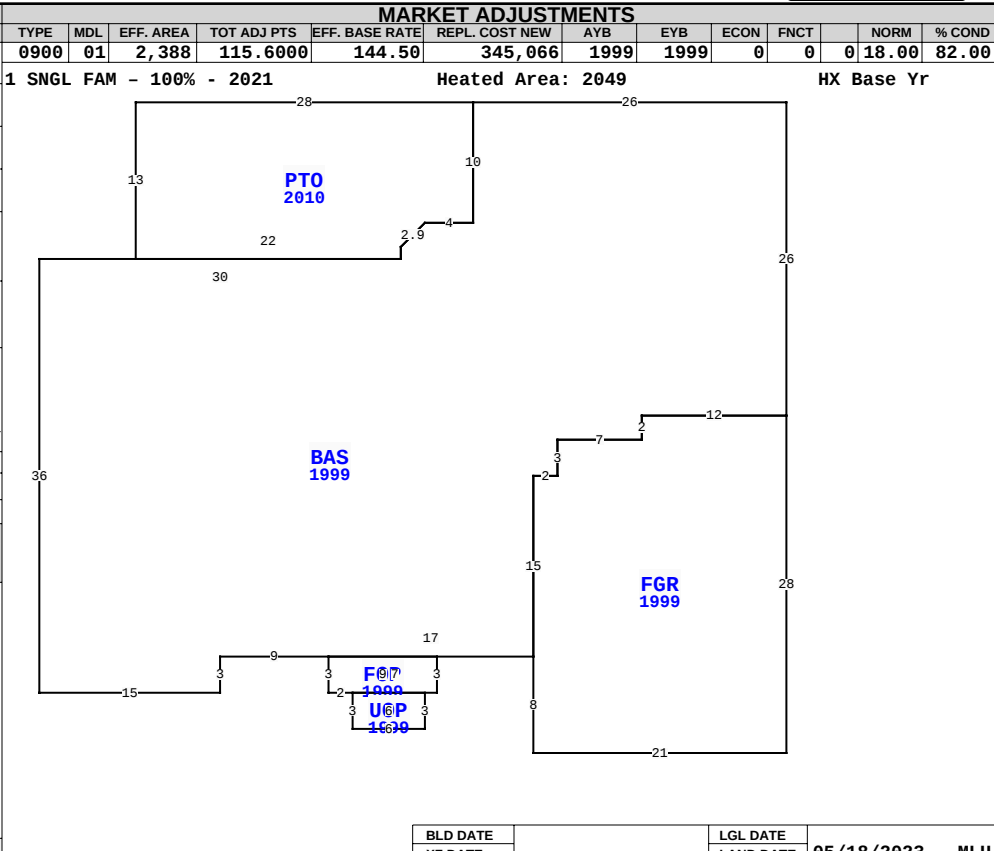
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 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	2,049	100	2,049	242,786
FGR	564	55	310	36,732
FOP	27	30	8	948
PTO	348	5	17	2,015
UOP	18	20	4	474
TOTALS	3,006		2,388	282,954

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0911	SCRN RM A	0	100	0	0	346.00	SF	17.50		
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00		
3	0855	CONC PAVER	0	100	42	3	126.00	SF	10.00		
4	0855	CONC PAVER	0	100	0	0	1,660.00	SF	10.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	



96175 NASSAU LAKES CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		282,954	
TOTAL MARKET OB/XF VALUE		20,844	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		378,798	
SOH/AGL Deduction		109	
ASSESSED VALUE		378,689	
TOTAL EXEMPTION VALUE		13	378,689
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		378,798	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		367,659	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004017	REPAIR/RRF	16,620	05/01/2020
B23765	ADDITION	6,297	07/01/2010
981184	NEW CONSTR	0	08/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1449/1295	10/04/2006	WD	Q	I	
					294,000
GRANTOR: BRADDOCK ROBERT C & J					
GRANTEE: KEMP JAMES A & ANN					
0771/1491	9/23/1996	WD	Q	V	
					25,500
GRANTOR: CRAWFORD ROBERT L & N					
GRANTEE: BRADDOCK ROBERT C &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W26PT0=[YR=2010] W28 S13 E22 N1 U2 R2 E4 N10\$ S10 W4 L2 D2 S1 W30 S36E15 N3 E9 FOP=[YR=1999] S3 E2 UOP=[YR=1999] S3 E6 N3 W6 \$ E7 N3 W9 \$ E17 FGR=[YR=1999] S8 E21 N28 W12 S2 W7 S3 W2 S15 \$ N15 E2 N3 E7 N2 E12 N26 \$.											