LOT 46
IN OR 1263/1787
ESMT PT OR 1164/35

LYNCH JOHN P & TAMMY S
96454 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0046-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

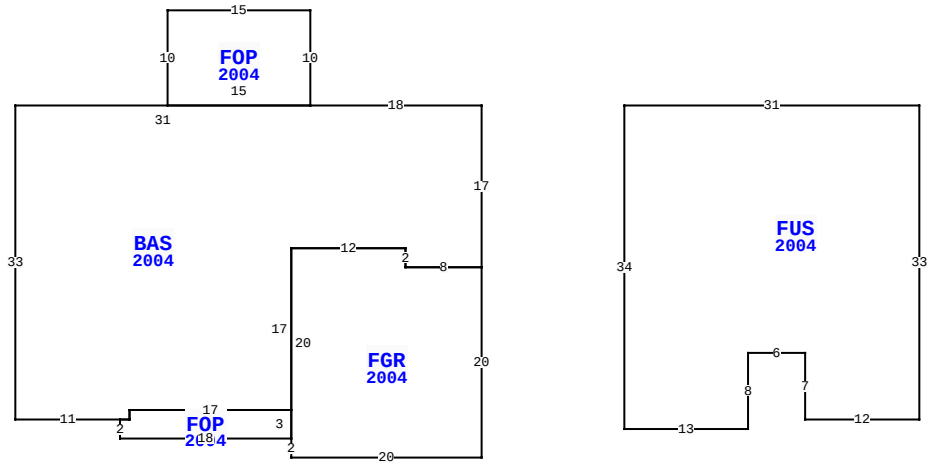
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1,256	151,406
FGR	424	55	233	28,088
FOP	53	30	16	1,929
FOP	150	30	45	5,425
FUS	994	100	994	119,823
TOTALS	2,877		2,544	306,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,544	106.5600	133.20	338,861	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2018 Heated Area: 2250 HX Base Yr 2018



96454 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		306,669
TOTAL MARKET OB/XF VALUE		5,222
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		386,891
SOH/AGL Deduction		166,419
ASSESSED VALUE		220,472
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		170,472
TOTAL JUST VALUE		386,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1808156	REPAIR/RRF	9,300	01/01/2018
B0412488	NEW CONSTR	160,048	07/10/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1263/1787	10/05/2004	WD	Q	I		215,900
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: LYNCH JOHN P & TAMM						
1259/1926	9/17/2004	WD	U	V	19	1,182,100
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FOP=[YR=2004] N10 W15 S10 E15$ W31 S33 E11
FOP=[YR=2004] S2 E18 FGR=[YR=2004] S2 E20 N20 W8 N2 W12 S20$
N3 W17 S1 W1$ E1 N1 E17 N17 E12 S2 E8 N17$ PTR= E15
FUS=[YR=2004] E31 S33 W12 N7 W6 S8 W13 N34$ W15$.

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	0810	CONCRETE A	0	100	0	0	714.00	SF	6.50	6.50	100	2004	2004	3	84	3,898	
2	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50	100	2018	2018	3	97	1,324	

LAND DESCRIPTION

TOTAL OB/XF 5,222

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 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