

LOT 47
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

ROCHA RYAN CLAY & THERESA M
96442 NASSAU LAKES CIRCLE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0047-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
---------	--	----------	----

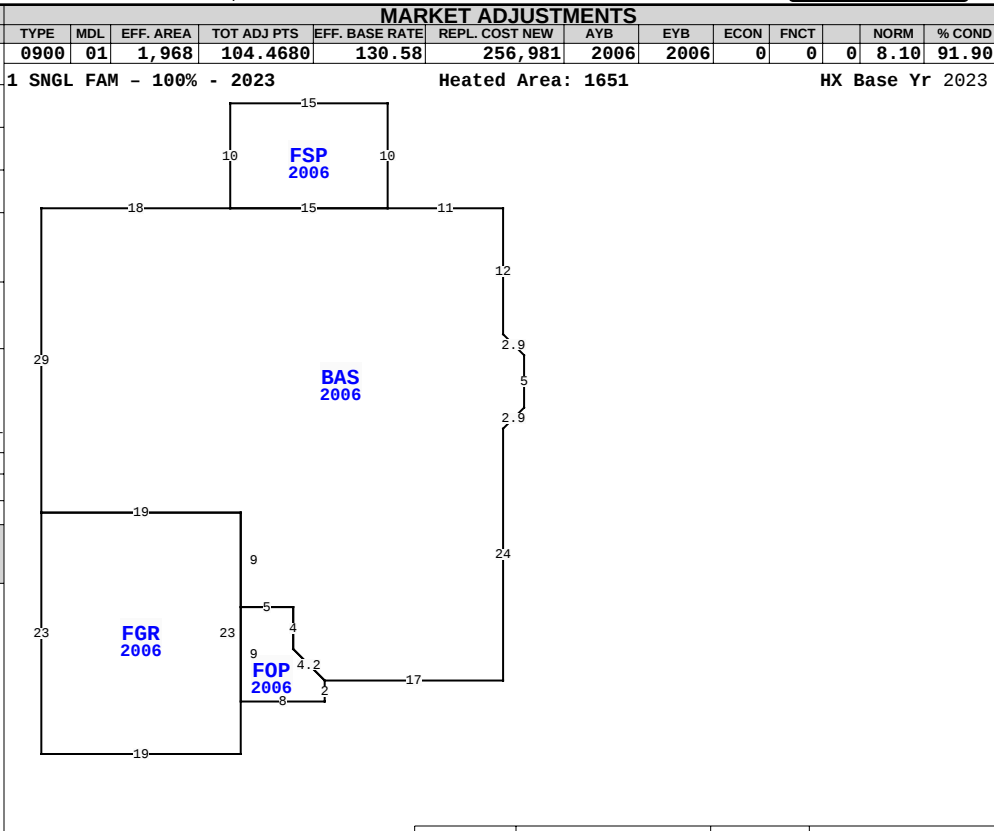
NEIGHBORHOOD/LOC	4057.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,651	100	1,651	198,125
FGR	437	55	240	28,801
FOP	56	30	17	2,040
FSP	150	40	60	7,200

TOTALS	2,294	1,968	236,166
--------	-------	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,065.00	SF	4.00	4.00	
2	0476	VF 6 SBPL	0	100	0	0	241.00	LF	32.00	32.00	
3	0911	SCRN RM A	0	100	0	0	190.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



96442 NASSAU LAKES CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
9,925											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		236,166	
TOTAL MARKET OB/XF VALUE		9,925	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		321,091	
SOH/AGL Deduction		835	
ASSESSED VALUE		320,256	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		270,256	
TOTAL JUST VALUE		321,091	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,928	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C15578	CO ISSUED	204,615	07/01/2006
B15578	NEW CONSTR	204,615	07/01/2006
M10670	MECH OTHER	0	11/01/2005
E15590	ELEC OTHER	1,500	08/01/2005
P09919	OTHER	0	08/01/2005
R07888	REPAIR/RRF	1,500	07/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2359/1966	5/07/2020	WD	Q	I	01
GRANTOR: QUINN WILLIAM J					
GRANTEE: ROCHA RYAN CLAY & T					
1570/0798	6/06/2008	WD	U	I	05
GRANTOR: CARTUS FINANCIAL CORP					
GRANTEE: QUINN WILLIAM J					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2006] W11 FSP=[YR=2006] N10 W15 S10 E15 \$ W15 W18 S29 FGR=[YR=2006] E19 S23 W19 N23 \$ E19 S9 FOP=[YR=2006] E5 S4 D3 R3 S2 W8 N9 \$ E5 S4 D3 R3 E17 N24 U2 R2 N5 U2 L2 N12 \$.											