LOT 69
IN OR 2566/756
ESMT PT OR 1164/35

MARTINI JAMES & MICHELLE
96341 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0069-0000

BUILDING CHARACTERISTICS

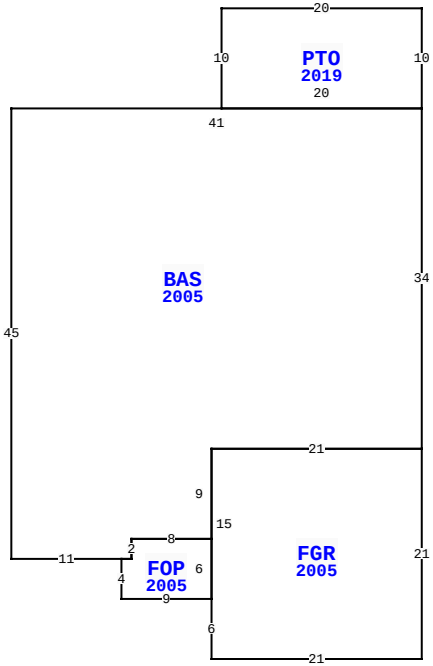
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,598	100	1,598	191,661
FGR	441	55	243	29,145
FOP	52	30	16	1,919
PTO	200	5	10	1,200
TOTALS	2,291		1,867	223,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,867	104.8600	131.08	244,726	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2024 Heated Area: 1598 HX Base Yr 2024



96341 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		223,924
TOTAL MARKET OB/XF VALUE		2,737
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		301,661
SOH/AGL Deduction		0
ASSESSED VALUE		301,661
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		251,661
TOTAL JUST VALUE		301,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413628	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2566/0756	5/31/2022	WD	Q	I	01	385,000
GRANTOR: RICHARDSON BRADLEY S						
GRANTEE: MARTINI JAMES & MIC						
1292/1800	2/04/2005	WD	Q	I		162,800
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] N10 W20 S10 E20 $ BAS=[YR=2005] W41 S45 E11 FOP=[YR=2005] S4 E9 FGR=[YR=2005] S6 E21 N21 W21 S15$ N6 W8 S2 W1$ E1 N2 E8 N9 E21 N34$.

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	0811	CONCRETE B	0	100	0	0	612.00	SF	5.20	5.20	100	2005	2005	3	86	2,737	

LAND DESCRIPTION

TOTAL OB/XF 2,737

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	000100	C	SFR	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 11/27/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS