LOT 71
IN OR 2232/570
ESMT PT OR 1164/35

COOK TAYLOR & MAKAELA
96385 NASSAU LAKES CIRCLE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0071-0000

BUILDING CHARACTERISTICS

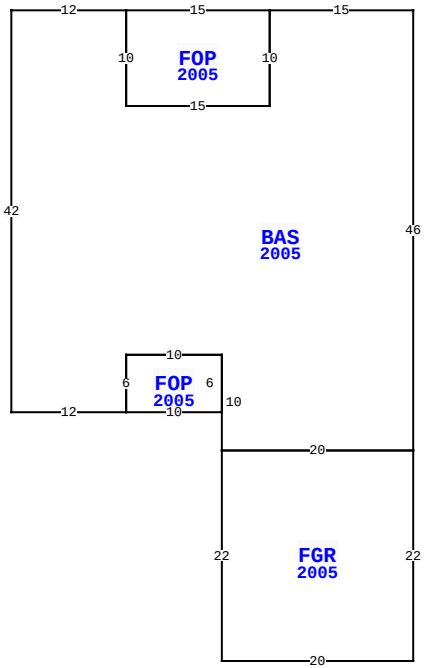
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,634	100	1,634	208,329
FGR	440	55	242	30,854
FOP	60	30	18	2,295
FOP	150	30	45	5,738
TOTALS	2,284		1,939	247,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,939	112.7000	140.88	273,166	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2019 Heated Area: 1634 HX Base Yr 2019



96385 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		247,215
TOTAL MARKET OB/XF VALUE		2,817
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		325,032
SOH/AGL Deduction		124,185
ASSESSED VALUE		200,847
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,847
TOTAL JUST VALUE		325,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14297	ELEC OTHER	2,000	02/01/2005
M09216	MECH OTHER	0	02/01/2005
B0414222	NEW CONSTR	131,116	12/01/2004
R046986	REPAIR/RRF	5,000	12/01/2004
P0408845	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2232/0570	10/19/2018	WD	Q	I	02	227,500
GRANTOR: VOYLES HAROLD P & MER						
GRANTEE: COOK TAYLOR & MAKAE						
1377/0500	12/29/2005	WD	Q	I		187,000
GRANTOR: STEWART MARK & SUSAN						
GRANTEE: VOYLES HAROLD P & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 FOP=[YR=2005] W15 S10 E15 N10$ S10 W15 N10 W12 S42 E12 FOP=[YR=2005] E10 N6 W10 S6$ N6 E10 S10 FGR=[YR=2005] S22 E20 N22 W20$ E20 N46$.

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	630.00	SF	5.20	5.20	100	2005	2005	3	86	2,817	

LAND DESCRIPTION

TOTAL OB/XF 2,817

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 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