

LOT 72
IN OR 2176/1069
ESMT PT OR 1164/35

HELM JERRY
96399 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0072-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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.	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	1,770	100	1,770	237,137
FGR	430	55	236	31,619
FOP	120	30	36	4,824
FSP	160	40	64	8,574
TOTALS	2,480		2,106	282,153

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,106	109.3680	136.71	287,911	2018	2018	0	0	2.00	98.00
1 SNGL FAM - 100% - 2017 Heated Area: 1770 HX Base Yr 2017											
96399 NASSAU LAKES CIR, FERNANDINA BEACH											
BLD DATE 05/22/2023 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	712.00	SF	5.20	5.20	100	2005

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2005	3	86	3,184	

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

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						282,153					
TOTAL MARKET OB/XF VALUE						3,184					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						360,337					
SOH/AGL Deduction						308,456					
ASSESSED VALUE						51,881					
TOTAL EXEMPTION VALUE						26,881					
BASE TAXABLE VALUE						25,000					
TOTAL JUST VALUE						360,337					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						347,624					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B180688	CO ISSUED	0	10/26/2018
B180688	NEW CONSTR	236,902	06/28/2018
E14536	ELEC OTHER	2,000	03/01/2005
M09417	MECH OTHER	0	03/01/2005
R07250	REPAIR/RRF	5,000	02/01/2005
B14596	NEW CONSTR	133,629	02/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2176/1069	2/13/2018	QC	U	I	11	100			
GRANTOR:HELM JERRY & DAWN									
GRANTEE:HELM JERRY									
2022/0920	12/18/2015	SW	Q	I	01	173,500			
GRANTOR:REGIONS BANK									
GRANTEE:HELM JERRY WAYNE JR									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W20 FSP=[YR=2018] W20 S8 E20 N8\$ S8 W20 S46											
FOP=[YR=2018] S6 E20 FGR=[YR=2018] S4 E20 N19 W7 N2 W7 N4 W6											
S21\$ N6 W20\$ E20 N15 E6 S4 E7 S2 E7 N45\$.											