BLOCK 2 LOT 7
NASSAU LAKES 1A PB 5/70 & 71

WALL JOSHUA F & TAYLOR B
96029 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141A-0002-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	13	LVT/LAMNT 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

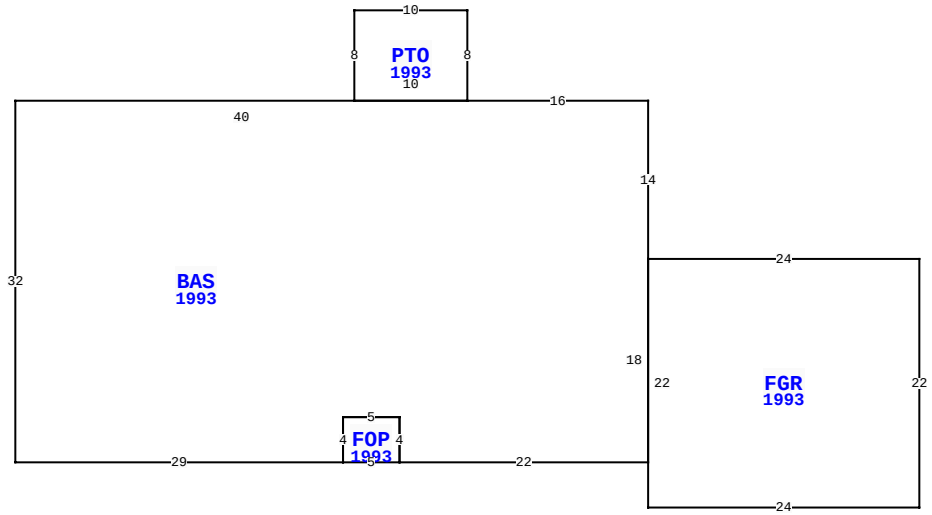
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1993	1,772	239,527
FGR	528	55	1993	290	39,200
FOP	20	30	1993	6	811
PTO	80	5	1993	4	541
TOTALS	2,400			2,072	280,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,072	111.9160	147.73	306,097	1986	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2021 Heated Area: 1772 HX Base Yr 2021



96029 NASSAU LAKES CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 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		280,079
TOTAL MARKET OB/XF VALUE		5,094
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		380,173
SOH/AGL Deduction		96,880
ASSESSED VALUE		283,293
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,571
TOTAL JUST VALUE		380,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3931	NEW CONSTR	53,800	03/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/1958	7/17/2020	SW	Q	I	02	330,000
GRANTOR: FOX SPENCER R & ERIN						
GRANTEE: WALL JOSHUA F & TAY						
2376/1957	7/13/2020	WD	U	I	11	100
GRANTOR: SCOTT FOX CONSTRUCTIO						
GRANTEE: FOX SPENCER R & ERI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] N14 W16 PTO=[YR=1993] N8 W10 S8 E10 $ W40 S32 E29 FOP=[YR=1993] E5 N4 W5 S4 $ N4 E5 S4 E22 N18 $ S22 E24 N22 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	0812	CONCRETE C	0	100	0	0	1,512.00	SF	4.00	4.00	100	1987	1987	3	49.5	2,994	

LAND DESCRIPTION

TOTAL OB/XF 5,094

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 05/22/2019 BY KW Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS