

BLOCK 2 LOT 8
IN OR 923/571
NASSAU LAKES 1A PB 5/70-71

THOMAS SUZANNE C
96065 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141A-0002-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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
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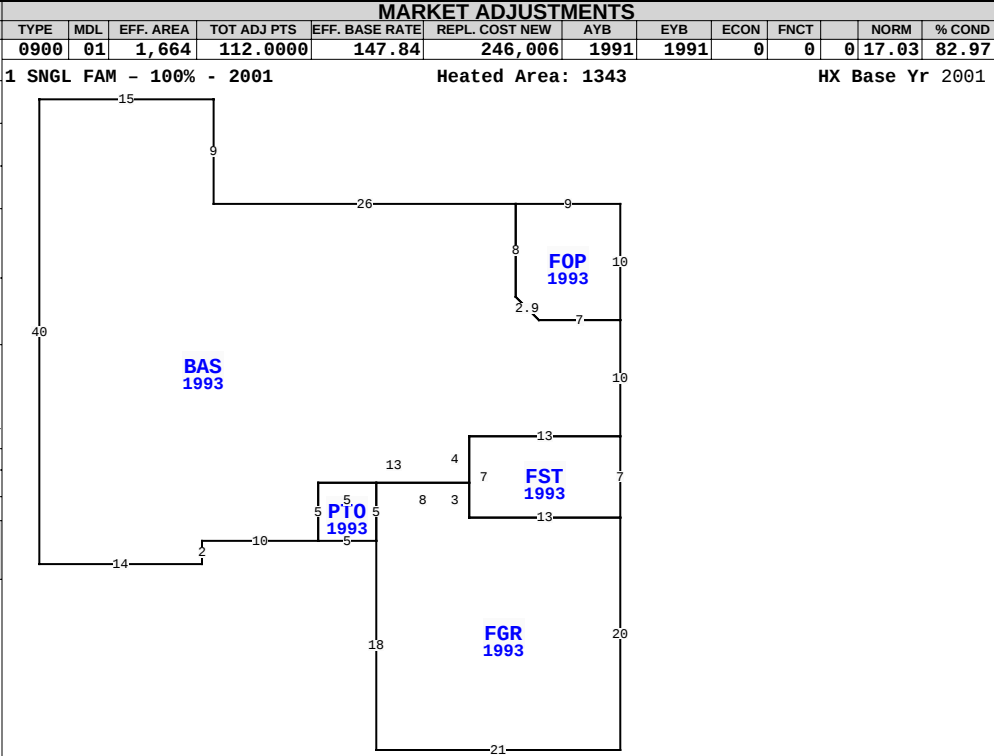
NEIGHBORHOOD/LOC	4011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,343	100	1993	1,343	164,736
FGR	444	55	1993	244	29,930
FOP	88	30	1993	26	3,189
FST	91	55	1993	50	6,133
PTO	25	5	1993	1	123

TOTALS	1,991			1,664	204,111
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,772.00	SF	4.00
2	1242	WD DECK A	0	100	14	14	196.00	SF	10.00
3	0300	BOAT DCK W	0	100	24	14	336.00	SF	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0006	PUD	0.00	0.00	1.00



96065 NASSAU LAKES CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/25/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
7,297									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		204,111	
TOTAL MARKET OB/XF VALUE		7,297	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		306,408	
SOH/AGL Deduction		164,568	
ASSESSED VALUE		141,840	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		91,118	
TOTAL JUST VALUE		306,408	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		276,484	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4169	NEW CONSTR	4,700	01/09/1991
6907	NEW CONSTR	51,580	12/27/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0923/0571	3/08/2000	WD	Q	I	01
GRANTOR: THOMAS ROGER L					
GRANTEE: THOMAS SUZANNE					
0620/0674	3/01/1991	WD	Q	I	
GRANTOR: BOATRIGHT J C					
GRANTEE: THOMAS ROGER L					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FOP=[YR=1993] W9 BAS=[YR=1993] W26 N9 W15 S40 E14 N2 E10					
PTO=[YR=1993] E5 FGR=[YR=1993] S18 E21 N20 FST=[YR=1993] N7					
W13 S7 E13\$ W13 N3 W8 S5\$ N5 W5 S5\$ N5 E13 N4 E13 N10W7 L2 U2					
N8\$ S8 D2 R2 E7 N10\$.					