

BLOCK 3 LOT 16
IN OR 1920/1712
NASSAU LAKES 1B REPLAT PB6/175

BASILE SHANNON M
96249 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141B-0003-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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			4011.00	

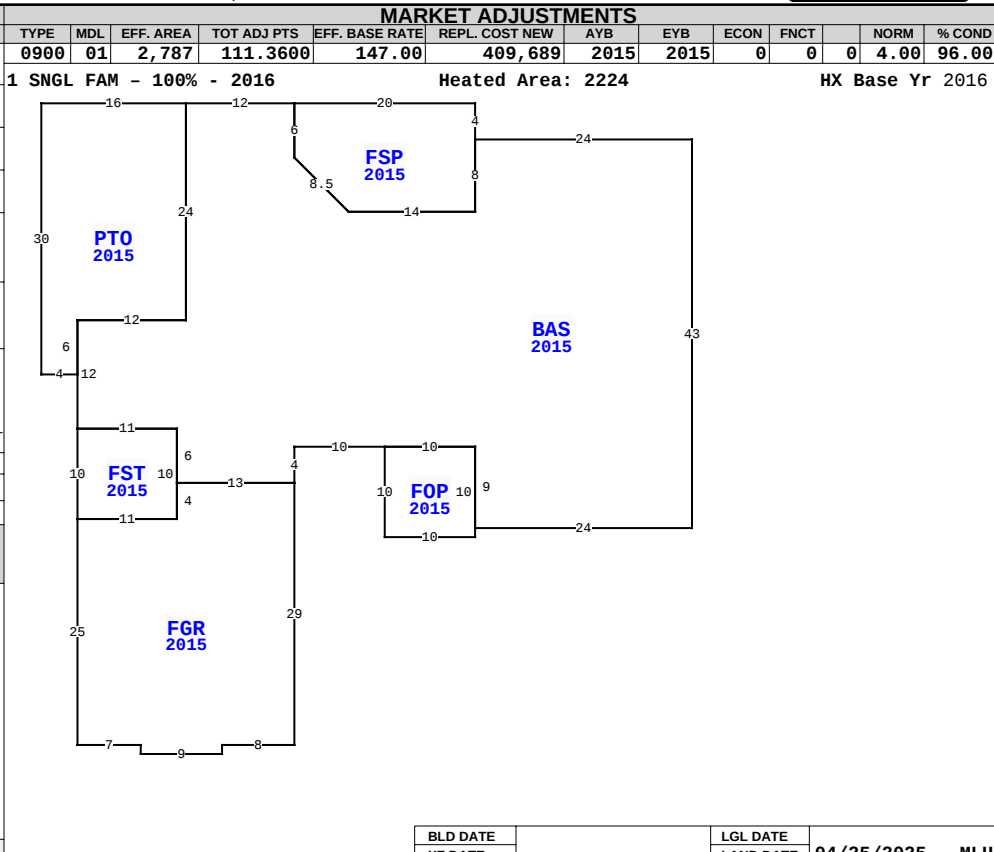
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,224	100	2015	2,224	313,851
FGR	661	55	2015	364	51,368
FOP	100	30	2015	30	4,234
FSP	222	40	2015	89	12,560
FST	110	55	2015	60	8,467
PTO	408	5	2015	20	2,822

TOTALS	3,725			2,787	393,301
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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	1,848.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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		PUD	0.00	0.00	1.00

REVIEW DATE 07/23/2020 BY KWA



TOTAL OB/XF									
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2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					393,301				
TOTAL MARKET OB/XF VALUE					10,382				
TOTAL LAND VALUE - MARKET					95,000				
TOTAL MARKET VALUE					498,683				
SOH/AGL Deduction					215,481				
ASSESSED VALUE					283,202				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					232,480				
TOTAL JUST VALUE					498,683				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					459,789				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429022	CO ISSUED	0	01/29/2015
B1429022	NEW CONSTR	289,145	07/01/2014
B0210190	NEW CONSTR	148,730	09/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1920/1712	6/03/2014	WD	Q	V	01	53,000	
GRANTOR: ADAMS VICTORIA A							
GRANTEE: BASILE SHANNON M							
1771/0220	12/30/2011	QC	U	V	11	100	
GRANTOR: ADAMS SHAWN M							
GRANTEE: ADAMS VICTORIA A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W24 FSP=[YR=2015] N4 W20 S6 D6 R6 E14 N8\$ S8 W14 U6 L6 N6 W12 PTO=[YR=2015] W16 S30 E4 N6 E12 N24\$ S24 W12 S12 FST=[YR=2015] S10 FGR=[YR=2015] S25 E7 S1 E9 N1 E8 N29 W13 S4 W11\$ E11 N10 W11\$ E11S6 E13 N4 E10 FOP=[YR=2015] S10 E10 N10 W10\$ E10 S9 E24 N43\$.									