LOT 43
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

BAILEY STEPHEN & SARAH
96500 NASSAU LAKES CIRCLE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0043-0000

BUILDING CHARACTERISTICS

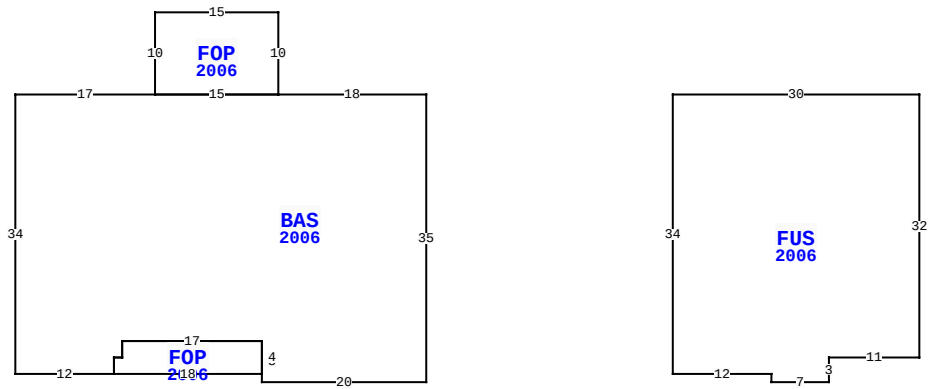
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,650	100	2006	1,650	211,180
FOP	70	30	2006	21	2,688
FOP	150	30	2006	45	5,759
FUS	1,005	100	2006	1,005	128,627
TOTALS	2,875			2,721	348,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,721	106.0800	140.03	381,022	2006	2006	0	0	0	8.60	91.40

1 SNGL FAM – 100% - 2024 Heated Area: 2655 HX Base Yr 2024



96500 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		348,254
TOTAL MARKET OB/XF VALUE		3,184
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		446,438
SOH/AGL Deduction		21,040
ASSESSED VALUE		425,398
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		374,676
TOTAL JUST VALUE		446,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2013322	REPAIR/RRF	0	01/07/2021
E15948	ELEC OTHER	1,700	10/01/2005
M10510	MECH OTHER	0	10/01/2005
C15512	CO ISSUED	229,690	07/01/2005
P09741	OTHER	0	07/01/2005
R07831	REPAIR/RRF	1,500	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0870	1/20/2023	WD	Q	I	01	428,500
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: BAILEY STEPHEN & SA						
2567/1311	5/17/2022	WD	U	I	37	360,100
GRANTOR: GONZALEZ ALBERTO & LE						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] N10 W15 S10 E15 $ W15 W17 S34 E12 FOP=[YR=2006] N2 E1 N2 E17 S4 W18$ N2 E1 N2 E17 S5 E20 N35 $ PTR= E30 FUS=[YR=2006] E30 S32 W11 S3 W7 N1 W12 N34 $ W30 $.

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	712.00	SF	5.20	5.20	100	2006	2006	3	86	3,184	

LAND DESCRIPTION

TOTAL OB/XF 3,184

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS