LOT 44
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

TURNER RONNIE C & DIANA L L/E/
96480 NASSAU LAKES CR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		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

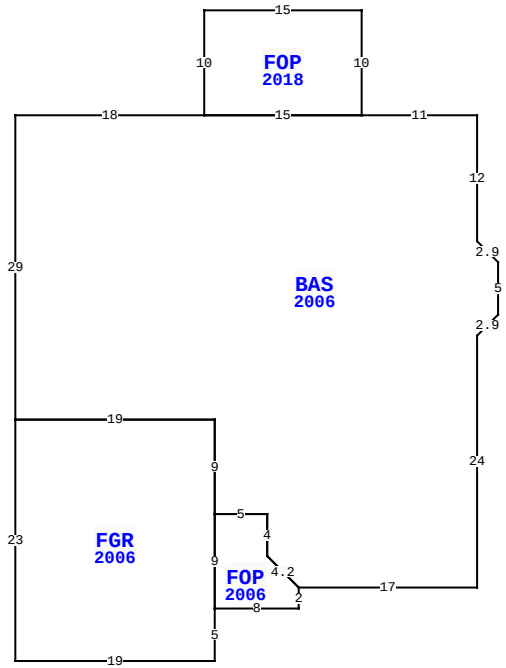
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,651	100	2006	1,651	219,427
FGR	437	55	2006	240	31,897
FOP	56	30	2006	17	2,260
FOP	150	30	2018	45	5,981
TOTALS	2,294			1,953	259,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,953	110.6420	146.05	285,236	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2014 Heated Area: 1651 HX Base Yr 2014



96480 NASSAU LAKES CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,565
TOTAL MARKET OB/XF VALUE		3,376
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		357,941
SOH/AGL Deduction		199,091
ASSESSED VALUE		158,850
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		58,128
TOTAL JUST VALUE		357,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105880	(1) DOOR	1,349	05/10/2021
R1800562	REPAIR/RRF	10,000	01/01/2018
M10677	MECH OTHER	0	11/01/2005
E15591	ELEC OTHER	1,500	08/01/2005
P09918	OTHER	0	08/01/2005
C15606	CO ISSUED	205,540	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2742/641	10/02/2024	LE	U	I	11	100
GRANTOR: TURNER RONNIE C & DIA						
GRANTEE: WILDER RENEA LYNN						
1848/0880	3/25/2013	WD	Q	I	02	150,000
GRANTOR: GEISELHART CHRISTINE						
GRANTEE: TURNER RONNIE C & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 FOP=[YR=2018] W15 N10 E15 S10 $ W15 W18
S29 FGR=[YR=2006] S23 E19 N5 N9 N9 W19 $ E19 S9
FOP=[YR=2006] E5 S4 D3 R3 S2 W8 N9 $ E5 S4 D3 R3 E17 N24
U2 R2 N5 U2 L2 N12 $.

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	755.00	SF	5.20	5.20	100	2006	2006	3	86	3,376	

LAND DESCRIPTION

TOTAL OB/XF 3,376

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 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS