

LOT 47
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

ROCHA RYAN CLAY & THERESA M
96442 NASSAU LAKES CIRCLE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0047-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 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

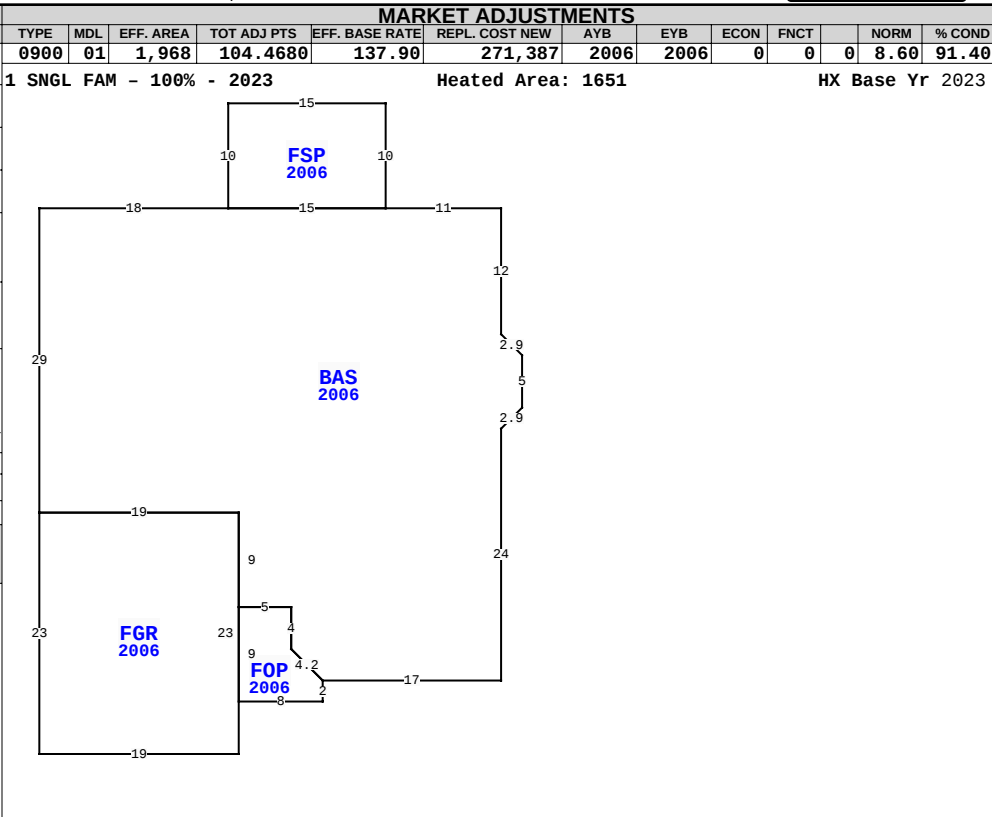
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,651	100	2006	1,651	208,093
FGR	437	55	2006	240	30,250
FOP	56	30	2006	17	2,142
FSP	150	40	2006	60	7,562

TOTALS	2,294			1,968	248,048
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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	1,065.00	SF	4.00
2	0476	VF 6 SBPL	0	100	0	0	241.00	LF	32.00
3	0911	SCRN RM A	0	100	0	0	190.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00



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

TOTAL OB/XF									
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1	000100	C	RES	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	248,048								
TOTAL MARKET OB/XF VALUE	9,552								
TOTAL LAND VALUE - MARKET	95,000								
TOTAL MARKET VALUE	352,600								
SOH/AGL Deduction	23,057								
ASSESSED VALUE	329,543								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	278,821								
TOTAL JUST VALUE	352,600								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	321,091								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C15578	CO ISSUED	204,615	07/01/2006
B15578	NEW CONSTR	204,615	07/01/2006
M10670	MECH OTHER	0	11/01/2005
E15590	ELEC OTHER	1,500	08/01/2005
P09919	OTHER	0	08/01/2005
R07888	REPAIR/RRF	1,500	07/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2359/1966	5/07/2020	WD	Q	I	01	240,000	
GRANTOR: QUINN WILLIAM J							
GRANTEE: ROCHA RYAN CLAY & T							
1570/0798	6/06/2008	WD	Q	I	05	210,000	
GRANTOR: CARTUS FINANCIAL CORP							
GRANTEE: QUINN WILLIAM J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W11 FSP=[YR=2006] N10 W15 S10 E15 \$ W15 W18 S29 FGR=[YR=2006] E19 S23 W19 N23 \$ E19 S9 FOP=[YR=2006] E5 S4 D3 R3 S2 W8 N9 \$ E5 S4 D3 R3 E17 N24 U2 R2 N5 U2 L2 N12 \$.									