

LOT 48  
IN OR 1362/773  
ESMT PT OR 1164/35

BENJAMIN MICHAEL C & KRISTY L  
93161 SANDOWN DR  
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0048-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 70       |
| Exterior Wall            | 16 | WD FR STUC 30  |
| 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                 | 4  | 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    |

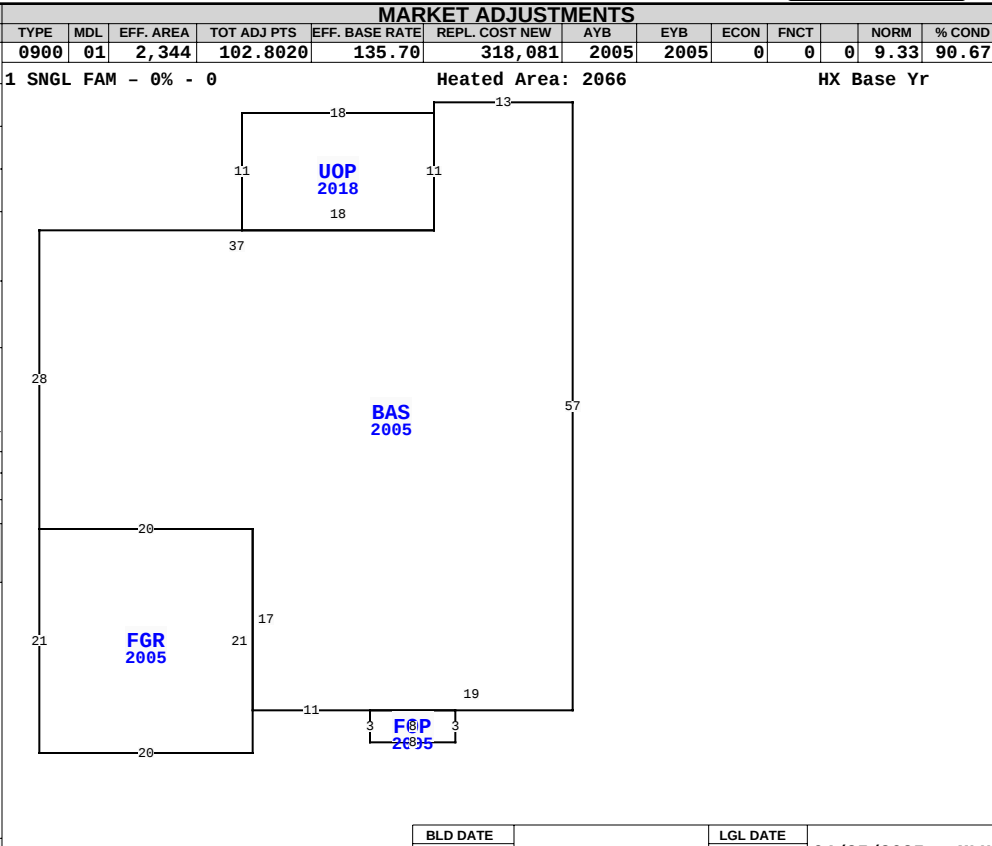
|                  |          |    |
|------------------|----------|----|
| MAP NUM          | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4011.00  |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,066            | 100         | 2005 | 2,066        | 254,199              |
| FGR       | 420              | 55          | 2005 | 231          | 28,422               |
| FOP       | 24               | 30          | 2005 | 7            | 861                  |
| UOP       | 198              | 20          | 2018 | 40           | 4,922                |
| TOTALS    | 2,708            |             |      | 2,344        | 288,404              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 0   | 0 | 0 | 1.00   | UT | 3,500.00 |
| 2              | 0811       | CONCRETE B  | 0   | 0   | 0 | 0 | 710.00 | SF | 5.20     |
| 3              | 0476       | VF 6 SBPL   | 0   | 0   | 0 | 0 | 30.00  | LF | 32.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   |     | PUD      | 0.00  | 0.00  | 1.00        |

REVIEW DATE 05/12/2019 BY KBA



|                                          |  |  |  |  |  |  |  |  |  |
|------------------------------------------|--|--|--|--|--|--|--|--|--|
| 96434 NASSAU LAKES CIR, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 6,872                        |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | RES                  | 0   |     | PUD      | 0.00  | 0.00  | 1.00        |

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

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 288,404   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 6,872     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 95,000    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 390,276   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 61,919    |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 328,357   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 0         |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 328,357   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 390,276   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  | 0         |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 357,150   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| M1703439   | H/AC        | 0       | 06/01/2017 |
| M10049     | MECH OTHER  | 0       | 07/01/2005 |
| P0509571   | OTHER       | 0       | 06/01/2005 |
| E0515118   | ELEC OTHER  | 1,600   | 06/01/2005 |
| R0507660   | REPAIR/RRF  | 1,500   | 05/01/2005 |
| B0515266   | NEW CONSTR  | 202,940 | 05/01/2005 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1362/0773                      | 10/27/2005 | WD           | Q      | I      |           | 206,600       |  |
| GRANTOR: RICHMOND AMERICAN HOM |            |              |        |        |           |               |  |
| GRANTEE: BENJAMIN MICHAEL C    |            |              |        |        |           |               |  |
| 1282/1987                      | 12/22/2004 | WD           | U      | V      | 19        | 120,000       |  |
| GRANTOR: THE RESERVE AT NASSAU |            |              |        |        |           |               |  |
| GRANTEE: RICHMOND AMERICAN H   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2005] W13 S1 UOP=[YR=2018] W18 S11 E18 N11\$ S11 W37 S28 FGR=[YR=2005] S21E20 N21 W20\$ E20 S17 E11 FOP=[YR=2005] S3 E8 N3 W8\$ E19 N57\$. |  |  |  |  |  |  |  |  |  |