

LOT 50
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

MINSHALL NOAH & KRISTAL
96410 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0050-0000



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 60
Interior Floor	11	CLAY TILE 40
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

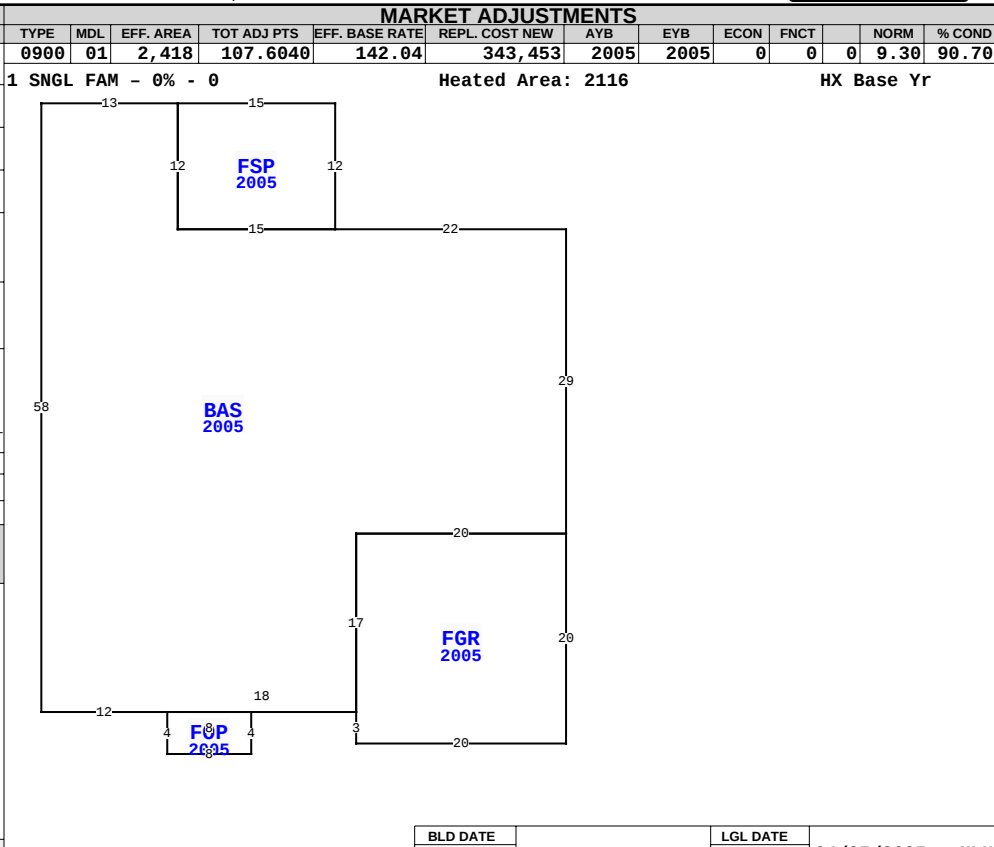
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	2,116	100	2005	2,116	272,605
FGR	400	55	2005	220	28,343
FOP	32	30	2005	10	1,288
FSP	180	40	2005	72	9,276
TOTALS	2,728			2,418	311,512

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100
2	0811	CONCRETE B	0	0	0	0	675.00	SF	5.20	5.20	100

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



96410 NASSAU LAKES CIR, FERNANDINA BEACH											
TOTAL OB/XF 6,028											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1
STANDARD											4
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											311,512
TOTAL MARKET OB/XF VALUE											6,028
TOTAL LAND VALUE - MARKET											95,000
TOTAL MARKET VALUE											412,540
SOH/AGL Deduction											29,322
ASSESSED VALUE											383,218
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											383,218
TOTAL JUST VALUE											412,540
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											383,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2009077	REPAIR/RRF	0	10/01/2020
M10051	MECH OTHER	0	07/01/2005
P0509566	OTHER	0	06/01/2005
E0515114	ELEC OTHER	1,800	06/01/2005
R0507677	REPAIR/RRF	1,500	05/01/2005
B0515295	NEW CONSTR	206,390	05/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2453/1772	4/01/2021	WD	Q	I	01	335,000	
GRANTOR: MCCARROLL LIVING TRUS							
GRANTEE: MINSALL NOAH & KRY							
2176/0272	2/08/2018	WD	Q	I	02	225,000	
GRANTOR: GRUNEWALD DONNA M							
GRANTEE: MCCARROLL LIVING TR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W22 FSP=[YR=2005] N12 W15 S12 E15\$ W15 N12 W13 S58 E12 FOP=[YR=2005] S4 E8 N4 W8\$ E18 FGR=[YR=2005] S3 E20 N20 W20 S17\$ N17 E20 N29\$.											