LOT 52
IN OR 1465/509
ESMT PT OR 1164/35

MONGIARDO-DAILEY GABRIELLA &/DAILEY MARK A
96378 NASSAU LAKES CIRCLE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

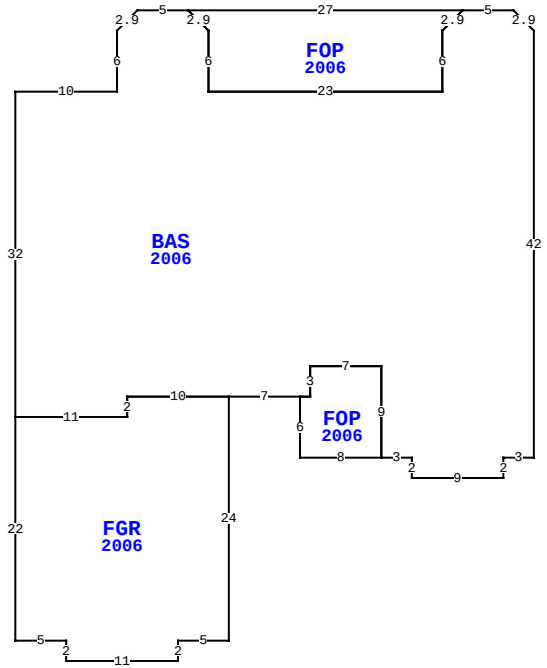
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,775	100	2006	1,775	223,723
FGR	504	55	2006	277	34,913
FOP	69	30	2006	21	2,647
FOP	188	30	2006	56	7,058
TOTALS	2,536			2,129	268,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,129	104.4680	137.90	293,589	2006	2006	0	0	0	8.60	91.40

1 SNGL FAM – 100% - 2007 Heated Area: 1775 HX Base Yr 2007



96378 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		268,340
TOTAL MARKET OB/XF VALUE		4,634
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		367,974
SOH/AGL Deduction		211,253
ASSESSED VALUE		156,721
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,999
TOTAL JUST VALUE		367,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2005796	REPAIR/RRF	0	07/01/2020
E16496	ELEC OTHER	1,500	01/01/2006
M10858	MECH OTHER	0	12/01/2005
P10040	OTHER	0	09/01/2005
C15511	CO ISSUED	222,940	07/01/2005
R07830	REPAIR/RRF	1,500	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/0509	12/13/2006	WD	Q	I		225,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DAILEY GABRIELLA M						
1290/1254	1/26/2005	WD	U	V	19	209,000
GRANTOR: THE RESERVE AT NASSAU						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,347.00	SF	4.00	4.00	100	2006	2006	3	86	4,634	

BUILDING DIMENSIONS

BAS=[YR=2006] U2 L2 W5 FOP=[YR=2006] D2 L2 S6 W23 N6 U2 L2 E27 $ D2 L2 S6 W23 N6 U2 L2 W5 D2 L2 S6 W10 S32 FGR=[YR=2006] S22 E5 S2 E11 N2 E5 N24 W10 S2 W11 $ E11 N2 E10 E7 FOP=[YR=2006] E1 N3 E7 S9 W8 N6 $ E1 N3 E7 S9 E3 S2 E9 N2 E3 N42 $.

LAND DESCRIPTION

TOTAL OB/XF 4,634

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