LOT 53
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

SPINDLER JOHN J & CARRIE S
96364 NASSAU LAKES CIRCLE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0053-0000

BUILDING CHARACTERISTICS

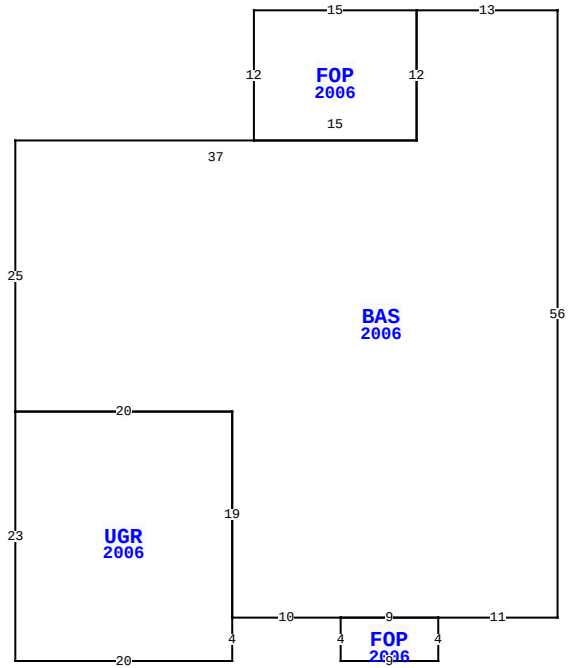
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,976	100	2006	1,976	249,056
FOP	36	30	2006	11	1,387
FOP	180	30	2006	54	6,807
UGR	460	45	2006	207	26,090
TOTALS	2,652			2,248	283,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,248	104.4680	137.90	309,999	2006	2006	0	0	0	8.60	91.40

1 SNGL FAM – 100% - 2022 Heated Area: 1976 HX Base Yr 2022



96364 NASSAU LAKES CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,339
TOTAL MARKET OB/XF VALUE		34,026
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		412,365
SOH/AGL Deduction		96,024
ASSESSED VALUE		316,341
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		265,619
TOTAL JUST VALUE		412,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006340	REPAIR/RRF	17,001	08/01/2020
M1217642	H/AC	0	10/01/2012
B20487	SCRN ENCL	6,366	09/01/2007
B20021	SWIM POOL	33,000	06/01/2007
E16495	ELEC OTHER	1,500	01/01/2006
M10676	MECH OTHER	0	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/1497	4/07/2021	WD	Q	I	02	351,000
GRANTOR: MONAGHAN JOSEPH T & L						
GRANTEE: SPINDLER JOHN J & C						
1404/1186	4/17/2006	WD	Q	I		222,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MONAGHAN JOSEPH T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W13 FOP=[YR=2006] S12 W15 N12 E15$ S12 W37 S25
UGR=[YR=2006] S23 E20 N4 N19 W20 $ E20 S19 E10 FOP=[YR=2006]
S4 E9 N4 W9 $ E9 E11 N56 $.

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	782.00	SF	5.20	5.20	100	2006	2006	3	86	3,497	
2	0476	VF 6 SBPL	0	100	0	0	164.00	LF	32.00	32.00	100	2006	2006	3	66	3,464	
3	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	2007	2007	3	44	16,830	
4	0911	SCRN RM A	0	100	0	0	1,185.00	SF	17.50	17.50	100	2007	2007	3	27	5,599	
5	0845	KOOL DECK	0	100	0	0	735.00	SF	7.25	7.25	100	2007	2007	3	87	4,636	

LAND DESCRIPTION

TOTAL OB/XF 34,026

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