

ALLGOOD JASON R & KELLEY E
96340 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

27-2N-28-1840-0055-0000



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 90
Exterior Wall20 FACE BRICK 10
Roof Structur03 GABLE/HIP 100
Roof Cover03 COMP SHNGL 100
Interior Wall05 DRYWALL 100
Interior Floo12 HARDWOOD 50
Interior Floo14 CARPET 50
Air Condition03 CENTRAL 100
Heating Type04 AIR DUCTED 100
Bedrooms4 100
Bathrooms3 100

Frame Stories1. 1. 100
Units0 100
Occupancy00 NONE 100

Quality03 Quality Level 03
DOR CODE0100 SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4011.00
AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,96210020051,962256,079
FGR44055200524231,586
FOP48302005141,828
FOP150302005455,873
PTO60520053392

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0900012,266109,5640144.62327,70920052005009.7590.25

1 SNGL FAM - 100% - 2025Heated Area: 1962HX Base Yr

The diagram illustrates the building's layout and its relationship to adjacent lots. The main building footprint (BAS) is a large rectangle measuring 48 units by 48 units. To its left is a smaller rectangular area labeled FOP (Front Yard) measuring 10 units by 10 units. Above the BAS is another rectangular area labeled PTO (Partial Tract Overlay) measuring 15 units by 15 units. To the right of the BAS is a rectangular area labeled FGR (Front Garden) measuring 22 units by 22 units. Dimensions are provided for all boundaries and internal divisions.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE295,757
TOTAL MARKET OB/XF VALUE3,145
TOTAL LAND VALUE - MARKET95,000
TOTAL MARKET VALUE393,902
SOH/AGL Deduction0
ASSESSED VALUE393,902
TOTAL EXEMPTION VALUE13393,902
BASE TAXABLE VALUE0
TOTAL JUST VALUE393,902
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE360,639

Sales Data

OFF RECORD NumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE
2103/15392/28/2017WDQI01221,000
GRANTOR: CREWS TONY & BRIDGET
GRANTEE: ALLGOOD JASON R & K
1291/08591/28/2005WDQI188,700
GRANTOR: YOUNG AMERICAN HOMES
GRANTEE: CREWS TONY & BRIDGE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 PTO=[YR=2005] N4 W15 S4 FOP=[YR=2005] S10 E15 N10 W15\$ E15\$ S10 W15 N10 W15 S48 E14 FOP=[YR=2005] E8 N6 W8 S6\$ N6 E8 S6 E3 FGR=[YR=2005] S22 E20 N22 W20\$ E20 N48\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000720.00SF5.205.20100200520053843,145

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES100PUD0.000.001.00LT1.001.0095,000.0095,000.0095,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 95,000Market: 0Agricultural: 0Common: 95,000PRINTED 07/30/2025 BY SYS