

LOT 66
IN OR 2029/124
ESMT PT OR 1164/35

ARDINGER ROBERT J
96291 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0066-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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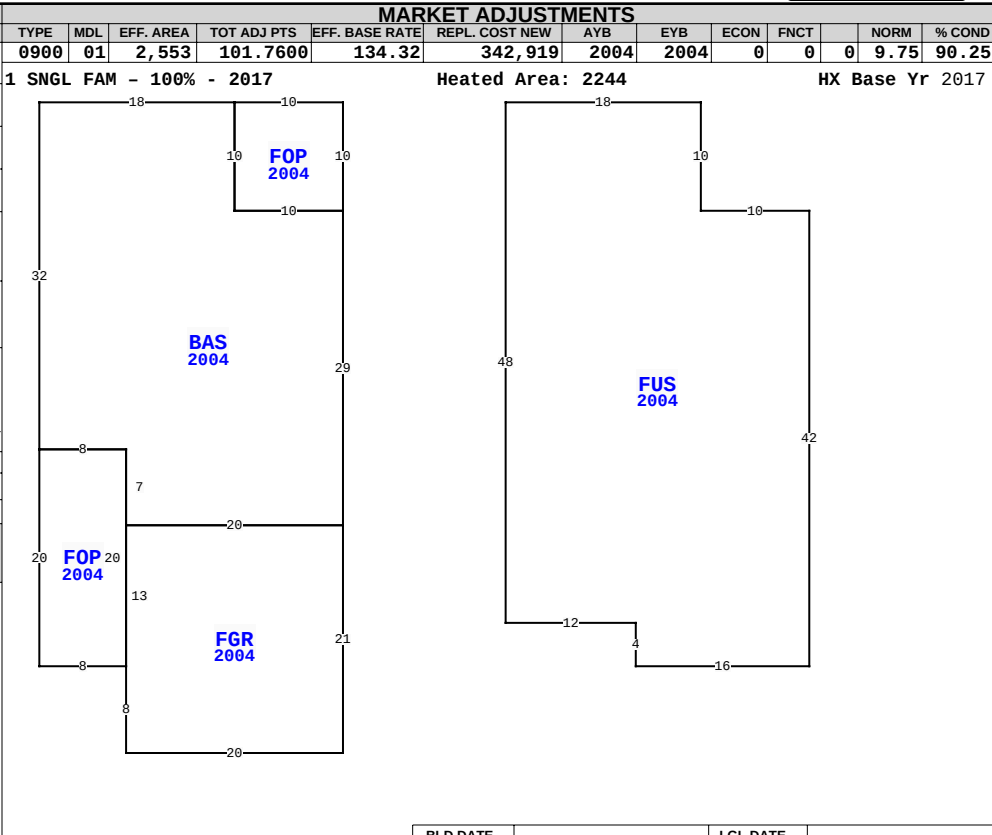
NEIGHBORHOOD/LOC	4011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	2004	936	113,466
FGR	420	55	2004	231	28,003
FOP	100	30	2004	30	3,637
FOP	160	30	2004	48	5,818
FUS	1,308	100	2004	1,308	158,561

TOTALS	2,924			2,553	309,484
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	
3	0855	CONC PAVER	0	100	16	14	224.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	



96291 NASSAU LAKES CIR, FERNANDINA BEACH

96291 NASSAU LAKES CIR, FERNANDINA BEACH										AG DATE	
PLANTING DATE											
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
680.00	SF	5.20	5.20	100	2004	2004	3	83	2,935		
156.00	LF	32.00	32.00	100	2007	2007	3	69	3,444		
224.00	SF	10.00	10.00	100	2018	2018	3	97	2,173		

TOTAL OB/XF											8,552	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										309,484	
TOTAL MARKET OB/XF VALUE										8,552	
TOTAL LAND VALUE - MARKET										95,000	
TOTAL MARKET VALUE										413,036	
SOH/AGL Deduction										191,754	
ASSESSED VALUE										221,282	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										170,560	
TOTAL JUST VALUE										413,036	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										380,876	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004873	REPAIR/RRF	13,321	06/01/2020
B0412701	FOUNDATION	2,000	04/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2029/0124	2/17/2016	WD	Q	I	02	220,000	
GRANTOR: UNDERWOOD DENNIS							
GRANTEE: ARDINGER ROBERT J							
1341/0487	8/11/2005	WD	Q	I		224,500	
GRANTOR: ERICKSEN TODD S & SHA							
GRANTEE: UNDERWOOD DENNIS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2004] W10 BAS=[YR=2004] W18 S32 FOP=[YR=2004] S20 E8 FGR=[YR=2004] S8 E20 N21 W20 S13\$ N20 W8\$ E8 S7 E20 N29 W10 N10\$ S10 E10 N10\$ PTR= E15 FUS=[YR=2004] E18 S10 E10 S42 W16 N4 W12 N48\$ W15\$.											