

LOT 72
IN OR 2176/1069
ESMT PT OR 1164/35

HELM JERRY
96399 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0072-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	11	CLAY TILE 20			
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	1,770	100	2018	1,770	249,147
FGR	430	55	2018	236	33,219
FOP	120	30	2018	36	5,067
FSP	160	40	2018	64	9,009
TOTALS	2,480			2,106	296,442

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,106	109.3680	144.37	304,043	2018	2018	0	0	2.50	97.50
1 SNGL FAM - 100% - 2017 Heated Area: 1770 HX Base Yr 2017											