LOT 75
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

BRUBECK STACEY N & BRIAN D
96475 NASSAU LAKES CIRCLE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0075-0000

BUILDING CHARACTERISTICS

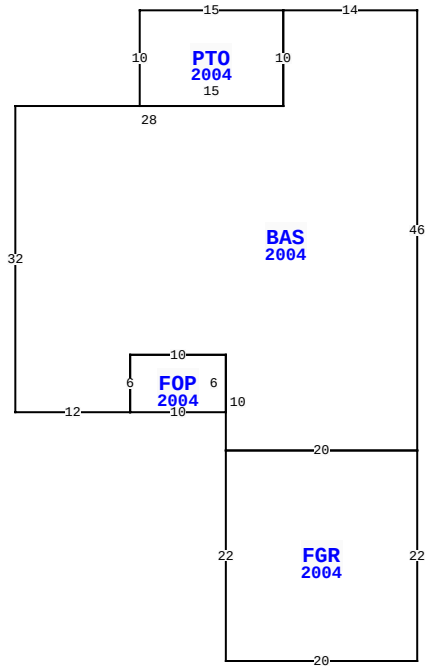
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,504	100	2004	1,504	193,793
FGR	440	55	2004	242	31,182
FOP	60	30	2004	18	2,320
PTO	150	5	2004	8	1,031
TOTALS	2,154			1,772	228,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,772	108.2000	142.82	253,077	2004	2004	0	0	0	9.78	90.22

1 SNGL FAM – 100% - 2005 Heated Area: 1504 HX Base Yr 2005



96475 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		228,326
TOTAL MARKET OB/XF VALUE		3,116
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		326,442
SOH/AGL Deduction		187,993
ASSESSED VALUE		138,449
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,727
TOTAL JUST VALUE		326,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412843	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/0674	11/25/2020	QC	U	I	11	100
GRANTOR: BRUBECK STACY F/K/A C						
GRANTEE: BRUBECK STACEY N &						
1265/0854	10/13/2004	WD	Q	I		160,500
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: CARTER STACEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 PTO=[YR=2004] W15 S10 E15 N10 $ S10 W28
S32 E12 FOP=[YR=2004] E10 N6 W10 S6 $ N6 E10 S10
FGR=[YR=2004] S22 E20 N22 W20 $ E20 N46 $.

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	722.00	SF	5.20	5.20	100	2004	2004	3	83	3,116	

LAND DESCRIPTION

TOTAL OB/XF 3,116

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