

LYNCH BRENDA BEACH REVOCABLE TRUST/LYNCH BRENDA BE
95151 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

27-2N-28-006C-0201-0000

NASSAU COUNTY PROPERTY						
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VALUATION SUMMARY						
VALUATION BY			STANDARD			
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE			518,551			
TOTAL MARKET OB/XF VALUE			1,980			
TOTAL LAND VALUE - MARKET			200,000			
TOTAL MARKET VALUE			720,531			
SOH/AGL Deduction			3,055			
ASSESSED VALUE			717,476			
TOTAL EXEMPTION VALUE			HX HB WX	56,411		
BASE TAXABLE VALUE			661,065			
TOTAL JUST VALUE			720,531			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			737,696			
PERMIT NUM		DESCRIPTION		AMT		ISSUED
21011297		CO ISSUED		0		11/01/2022
B2116189		NEW CONSTR		461,990		11/19/2021
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2709/1773	4/29/2024	QC	U	I	11	100
GRANTOR: LYNCH BRENDA B						
GRANTEE: LYNCH BRENDA BEACH						
2605/1457	11/30/2022	SW	Q	I	01	837,200
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: LYNCH BRENDA B						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2022] W31 FSP=[YR=2022] W30 S13 E30 N13\$ S13 W30 S52						
FGR=[YR=2022] S12 E7 S1 E9 N1 E6 N12 W22\$ E21 N6						
FOP=[YR=2022] U1 R1 D2 R2 U6 R6 U3 L3 W6 S8\$ N8 E18						
FGR=[YR=2022] S10 E22 N23 W22 S13\$ N13 E22 N38\$.						
ND UE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR CONSRV
00,000						
Common: 200,000 PRINTED 07/09/2026 BY SYS						