



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

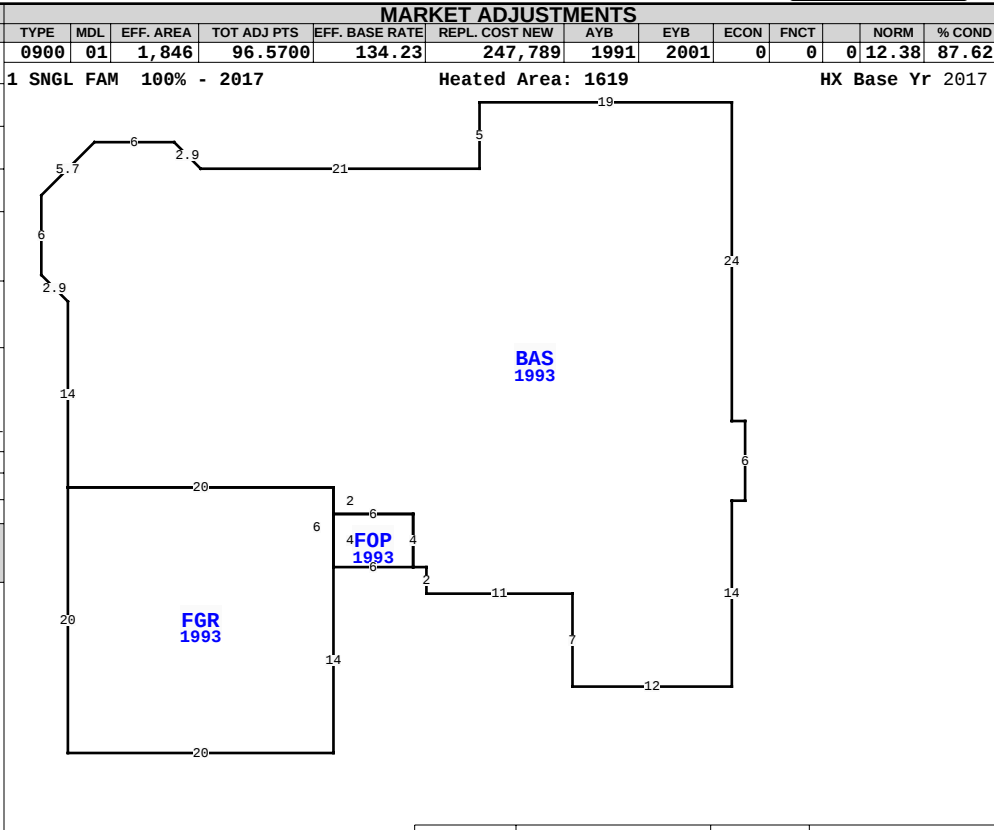
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,619	100	1993	1,619	190,414
FGR	400	55	1993	220	25,875
FOP	24	30	1993	7	824

TOTALS	2,043			1,846	217,113
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	1242	WD DECK A	0	100	0	0		316.00 SF	10.00
4	0300	BOAT DCK W	0	100	12	10		120.00 SF	40.00



96232 NASSAU LAKES CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/09/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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
2	1242	WD DECK A	0	100	0	0		316.00	10.00	100	1992	1992	3	20	632	
4	0300	BOAT DCK W	0	100	12	10		120.00	40.00	100	2015	2015	3	71	3,408	

LAND DESCRIPTION										TOTAL OB/XF										4,040	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000.00				
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 0.00			Total Land Value: 110,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		231,057	
TOTAL MARKET OB/XF VALUE		4,040	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		345,097	
SOH/AGL Deduction		114,221	
ASSESSED VALUE		230,876	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		179,465	
TOTAL JUST VALUE		345,097	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,676	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707328	GARAGE	17,314	08/14/2017
7238	NEW CONSTR	60,474	05/20/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2430/0428	2/02/2021	QC	U	I	11	44,500
GRANTOR: WERDER JEFFREY J E						
GRANTEE: WERDER JEFFREY J.E.						
2073/1543	9/21/2016	QC	U	I	11	100
GRANTOR: WERDER CHARLES EDWARD						
GRANTEE: WERDER JEFFREY J E						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W19 S5 W21 U2 L2 W6 D4 L4 S6 D2 R2 S14 FGR=[YR=1993] S20 E20 N14 FOP=[YR=1993] E6 N4 W6 S4\$ N6 W20\$ E20 S2 E6 S4 E1 S2 E11 S7 E12 N14 E1 N6 W1 N24\$.									

[illegible]