BLOCK 1 LOT 7
IN OR 788/966
NASSAU LAKES 1A PB 5/70-71

BIRCH THOMAS A & BARBARA A
96048 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141A-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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	01	Quality Level 01

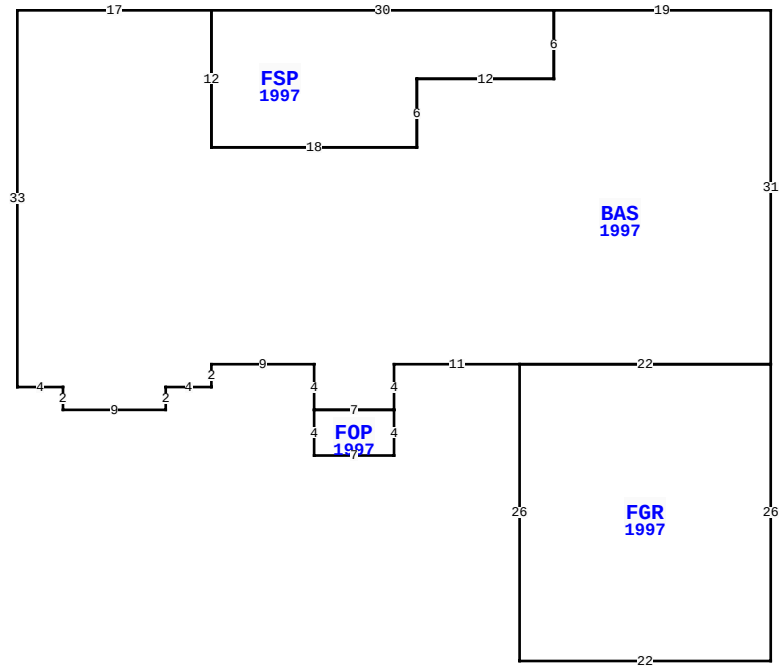
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	1997	1,838	214,410
FGR	572	55	1997	315	36,746
FOP	28	30	1997	8	933
FSP	288	40	1997	115	13,415
TOTALS	2,726			2,276	265,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,276	97.0200	134.86	306,941	1997	2007	0	0	0	13.50	86.50

1 SNGL FAM 100% - 1998 Heated Area: 1838 HX Base Yr 1998



96048 NASSAU LAKES CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,361
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		382,056
SOH/AGL Deduction		199,000
ASSESSED VALUE		183,056
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,645
TOTAL JUST VALUE		382,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009300		19,944	07/20/2023
963462	NEW CONSTR	109,975	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0788/0966	3/26/1997	WD	Q	I		137,000
GRANTOR: LITTLE BUILDERS						
GRANTEE: BIRCH THOMAS A & BA						
0773/1039	10/09/1996	QC	Q	V	06	100
GRANTOR: BIRCH THOMAS A & BARB						
GRANTEE: LITTLE BUILDERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W19 FSP=[YR=1997] W30 S12 E18 N6 E12 N6$ S6 W12 S6 W18 N12 W17 S33 E4 S2 E9 N2 E4 N2 E9 S4 FOP=[YR=1997] S4 E7 N4 W7$ E7 N4 E11 FGR=[YR=1997] S26 E22 N26 W22 $ E22 N31$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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	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							

REVIEW DATE 06/10/2024 BY NW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/09/2026 BY SYS

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IN OR 788/966
NASSAU LAKES 1A PB 5/70-71

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2026

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BUILDING CHARACTERISTICS

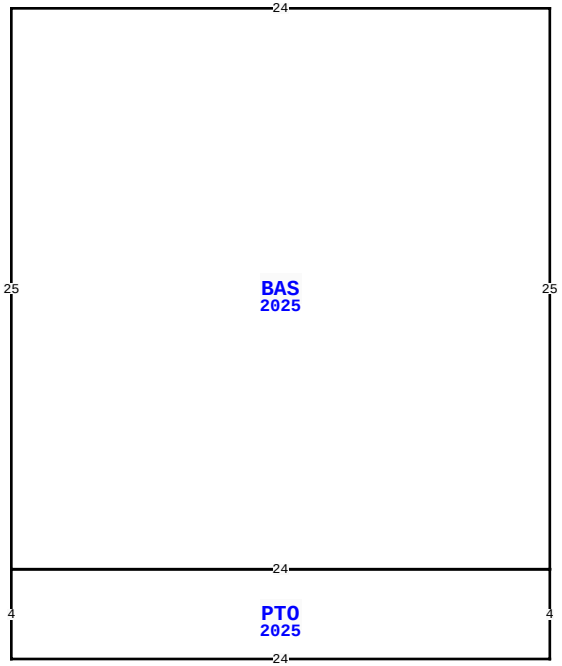
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	03	Quality Level 03
DOR 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	600	100	2025	600	3,825
PTO	96	5	2025	5	32
TOTALS	696			605	3,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	605	16.5000	6.44	3,896	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2025 Heated Area: 600 HX Base Yr 1998



96048 NASSAU LAKES CIR, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: BIRCH THOMAS A & BA						
0773/1039	10/09/1996	QC	Q	V	06	100
GRANTOR: BIRCH THOMAS A & BARB						
GRANTEE: LITTLE BUILDERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,15] E24 S25 W24 N25 $
PTO=[YR=2025;ORIG=50,40] E24 S4 W24 N4 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/10/2024 BY NW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/09/2026 BY SYS