BLOCK 2 LOT 7
NASSAU LAKES 1A PB 5/70 & 71

WALL JOSHUA F & TAYLOR B
96029 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141A-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	13	LVT/LAMNT 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

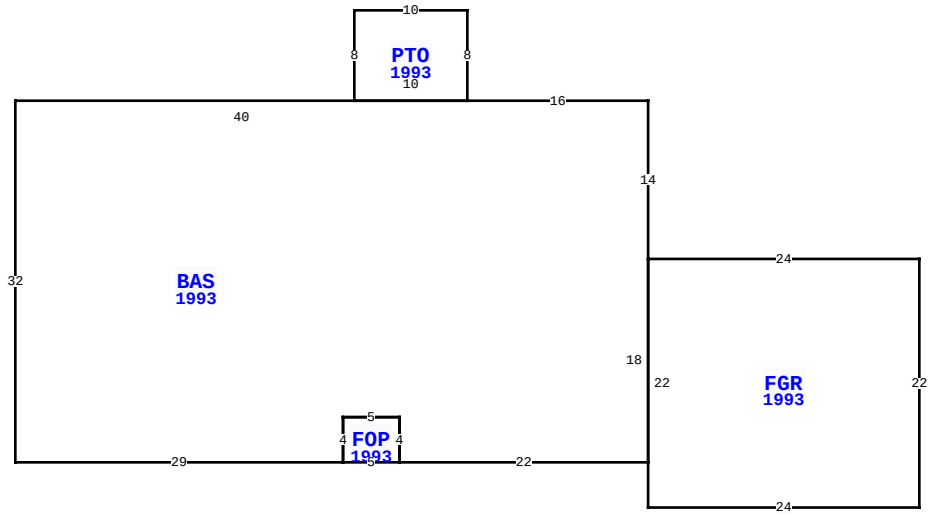
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1993	1,772	213,364
FGR	528	55	1993	290	34,919
FOP	20	30	1993	6	722
PTO	80	5	1993	4	482
TOTALS	2,400			2,072	249,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,072	100.7244	140.01	290,101	1986	1996	0	0	0	14.00	86.00

1 SNGL FAM 100% - 2021 Heated Area: 1772 HX Base Yr 2021



96029 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		249,487
TOTAL MARKET OB/XF VALUE		2,030
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		361,517
SOH/AGL Deduction		70,575
ASSESSED VALUE		290,942
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		239,531
TOTAL JUST VALUE		361,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3931	NEW CONSTR	53,800	03/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2376/1958	7/17/2020	SW	Q	I	02	330,000
GRANTOR: FOX SPENCER R & ERIN						
GRANTEE: WALL JOSHUA F & TAY						
2376/1957	7/13/2020	WD	U	I	11	100
GRANTOR: SCOTT FOX CONSTRUCTIO						
GRANTEE: FOX SPENCER R & ERI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] N14 W16 PTO=[YR=1993] N8 W10 S8 E10 $ W40 S32 E29 FOP=[YR=1993] E5 N4 W5 S4 $ N4 E5 S4 E22 N18 $ S22 E24 N22 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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	110,000.00	110,000.00	110,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/09/2026 BY SYS