BLOCK 2 LOT 11
NASSAU LAKES 1A PB 5/70-71

NGUYEN LINH T L/E/
96147 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141A-0002-0110

BUILDING CHARACTERISTICS

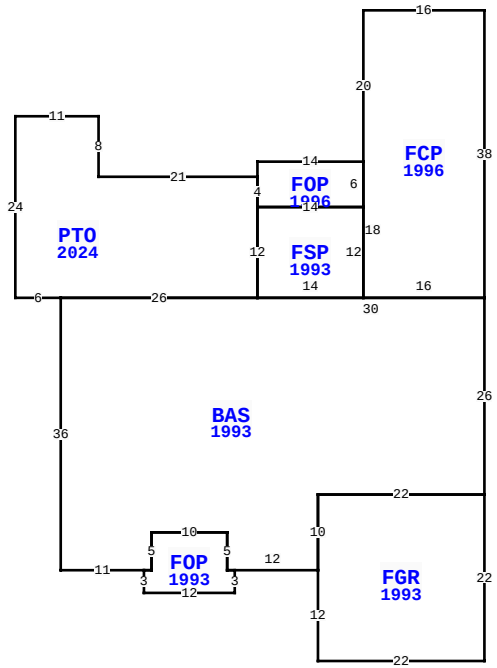
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,746	100	1993	1,746	197,641
FCP	608	25	1996	152	17,206
FGR	484	55	1993	266	30,110
FOP	86	30	1993	26	2,943
FOP	84	30	1996	25	2,830
FSP	168	40	1993	67	7,584
PTO	600	5	2024	30	3,396
TOTALS	3,776			2,312	261,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,312	94.2858	131.06	303,011	1991	2001	0	0	0	13.63	86.37

1 SNGL FAM 0% - 0 Heated Area: 1746 HX Base Yr



96147 NASSAU LAKES CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	261,711
TOTAL MARKET OB/XF VALUE	47,834
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	419,545
SOH/AGL Deduction	16,914
ASSESSED VALUE	402,631
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	402,631
TOTAL JUST VALUE	419,545
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96-02560	XFOB	0	01/29/1996
95 02410	SWIM POOL	17,000	11/01/1995
7257	NEW CONSTR	65,075	05/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/1221	9/16/2023	LE	U	I	11	100
GRANTOR: NGUYEN LINH THI						
GRANTEE: NGUYEN LINH THI						
2278/1231	5/30/2019	WD	Q	I	01	285,000
GRANTOR: JOHNSON WANDA L						
GRANTEE: NGUYEN LINH T						

BUILDING NOTES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	
3	0860	POOL/SPA	0	0	15	0	1.00	UT	50,000.00	50,000.00	100	1995	1995	04	85	42,500	
4	0910	SCRN RM L	0	0	42	24	1,008.00	SF	15.00	15.00	100	1996	1996	3	20	3,024	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-30,38] W26 S36 E11 E1 N5 E10 S5 E12 N10 E22 N26 W30 $
FCP=[YR=1996;ORIG=0,0] W16 S20 S18 E16 N38 $
FGR=[YR=1993;ORIG=-22,74] S12 E22 N22 W22 S10 $
FSP=[YR=1993;ORIG=-30,26] S12 E14 N12 W14 $
FOP=[YR=1993;ORIG=-45,74] S3 E12 N3 W1 N5 W10 S5 W1 $
FOP=[YR=1996;ORIG=-16,20] W14 S2 S4 E14 N6 $
PTO=[YR=2024;ORIG=-56,38] W6 N24 E11 S8 E21 S4 S12 W26 $
.

LAND DESCRIPTION

TOTAL OB/XF 47,834

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	0		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