

SEYMOUR RICHARD E
96161 NASSAU LAKES CIRCLE
FERNANDINA BEACH, FL 32034

27-2N-28-141A-0002-0120

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 80								0900	01	2,021	93.1392	129.46	261,639	1992	2002	0	0	11.20	88.80	VALUATION BY								STANDARD									
Exterior Wall	10	ABOVE AVG 20								1 SNGL FAM 100% - 1993										Heated Area: 1807										HX Base Yr 1993									
Roof Structur	03	GABLE/HIP 100																		Tax Group: 4										Tax Dist:									
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										232,335									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										4,231									
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET										110,000									
Interior Floo	08	SHT VINYL 20																		TOTAL MARKET VALUE										346,566									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										186,590									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										159,976									
Bedrooms		3 100																		TOTAL EXEMPTION VALUE										HX HB VX 56,411									
Bathrooms		2 100																		BASE TAXABLE VALUE										103,565									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										346,566									
Stories	1.	1. 100								NCON VALUE										0																			
Units		0 100								INCOME VALUE																													
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										340,086																			
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	1,807	100	1993	1,807	207,733																																		
FGR	380	55	1993	209	24,027																																		
USP	18	30	1998	5	575																																		
TOTALS	2,205			2,021	232,335																																		
EXTRA FEATURES										96161 NASSAU LAKES CIR, FERNANDINA BEACH										BLD DATE YE DATE INC 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																							
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380																								
4	0910	SCRN RM L	0 100	0	0	602.00	SF	15.00	15.00	100	1998	1998	3	20	1,806																								
5	0649	LIGHTS-GD	0 100	0	0	1.00	SF	225.00	225.00	100	1999	1999	3	20	45																								
LAND DESCRIPTION										TOTAL OB/XF										4,231																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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																																							