LOT 50
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

MINSHALL NOAH & KRYSTAL
96410 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-1840-0050-0000

BUILDING CHARACTERISTICS

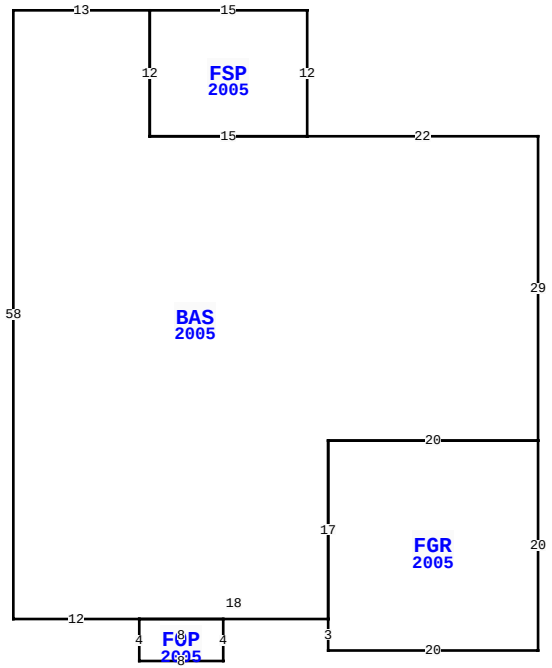
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,116	100	2005	2,116	256,921
FGR	400	55	2005	220	26,712
FOP	32	30	2005	10	1,214
FSP	180	40	2005	72	8,742
TOTALS	2,728			2,418	293,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,418	96.8436	134.61	325,487	2005	2005	0	0	0	9.80	90.20

1 SNGL FAM 0% - 0 Heated Area: 2116 HX Base Yr



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

96410 NASSAU LAKES CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	293,589
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	406,634
SOH/AGL Deduction	0
ASSESSED VALUE	406,634
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	406,634
TOTAL JUST VALUE	406,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2009077	REPAIR/RRF	0	10/01/2020
M10051	MECH OTHER	0	07/01/2005
P0509566	OTHER	0	06/01/2005
E0515114	ELEC OTHER	1,800	06/01/2005
R0507677	REPAIR/RRF	1,500	05/01/2005
B0515295	NEW CONSTR	206,390	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2453/1772	4/01/2021	WD	Q	I	01	335,000
GRANTOR: MCCARROLL LIVING TRUS						
GRANTEE: MINSHALL NOAH & KRY						
2176/0272	2/08/2018	WD	Q	I	02	225,000
GRANTOR: GRUNEWALD DONNA M						
GRANTEE: MCCARROLL LIVING TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 FSP=[YR=2005] N12 W15 S12 E15$ W15 N12 W13 S58 E12 FOP=[YR=2005] S4 E8 N4 W8$ E18 FGR=[YR=2005] S3 E20 N20 W20 S17$ N17 E20 N29$.

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	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	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