LOT 54
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

KURTI ISUF/KURTI HURME ET AL
96354 NASSAU LAKES CIR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-1840-0054-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

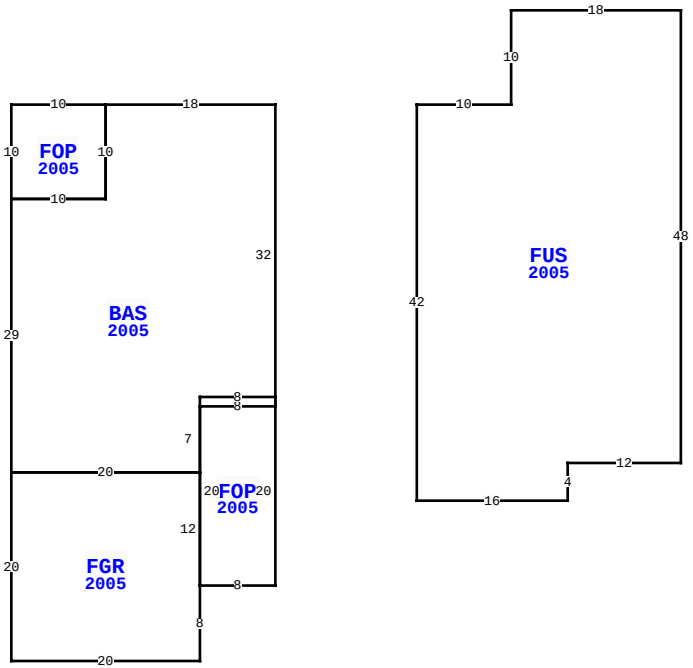
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	2005	936	107,536
FGR	400	55	2005	220	25,275
FOP	100	30	2005	30	3,447
FOP	160	30	2005	48	5,514
FUS	1,308	100	2005	1,308	150,273
TOTALS	2,904			2,542	292,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,542	91.5840	127.30	323,597	2005	2005	0	0	0	9.75	90.25

1 SNGL FAM 100% - 2012 Heated Area: 2244 HX Base Yr 2012



96354 NASSAU LAKES CIR, FERNANDINA BEACH

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

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,046
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		402,046
SOH/AGL Deduction		224,071
ASSESSED VALUE		177,975
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,564
TOTAL JUST VALUE		402,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14357	ELEC OTHER	2,000	02/01/2005
M09286	MECH OTHER	0	02/01/2005
P08897	OTHER	0	02/01/2005
B0414287	NEW CONSTR	161,462	12/01/2004
B0414287	NEW CONSTR	161,462	12/01/2004
R047040	REPAIR/RRF	5,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/0412	9/29/2020	QC	U	I	11	90,400
GRANTOR: KURTI ISUF & HURME						
GRANTEE: KURTI ISUF & HURME						
1307/0935	4/06/2005	WD	Q	I		194,900
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: KURTI ISUF & HURME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] W10 S10 E10 N10 $ S10 W10 S29 FGR=[YR=2005] S20 E20 N8 FOP=[YR=2005] E8 N20 W8 S20 $ N12 W20 $ E20 N7 E8 N32 $ PTR= E15 FUS=[YR=2005] E10 N10 E18 S48 W12 S4 W16 N42 $ W15 $.

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
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