

LOVE MARCIA R
96037 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

27-2N-28-141A-0003-0100

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0900 01 2,314 108.7800 129.18 298,923 2015 2015 0 0 3.50 96.50										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2023 Heated Area: 1952 HX Base Yr										BUILDING MARKET VALUE 333,896									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 78,338									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 75,000									
Interior Floo 12 HARDWOOD 60																				TOTAL MARKET VALUE 487,234									
Interior Floo 14 CARPET 40																				SOH/AGL Deduction 0									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 487,234									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 13 487,234									
Bedrooms 3 100																				BASE TAXABLE VALUE 0									
Bathrooms 2 100																				TOTAL JUST VALUE 487,234									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 463,127									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B1707575 GARAGE 108,216 08/22/2017									
MAP NUM MKT AREA 04																				B1702691 SWIM POOL 59,797 05/01/2017									
NEIGHBORHOOD/LOC 4011.00																				B1429698 CO ISSUED 0 05/19/2015									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				B1429698 NEW CONSTR 244,834 12/01/2014									
BAS 1,952 100 1,952 243,333																													
FGR 506 55 278 34,655																													
FOP 107 30 32 3,989																													
FOP 174 30 52 6,482																													
TOTALS 2,739 2,314 288,461																													
EXTRA FEATURES										96037 CAYMAN CIR, FERNANDINA BEACH										BLD DATE LGL DATE									
																				XF DATE LAND DATE									
																				INC DATE AG 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										05/18/2023 MLU																			
1 0810 CONCRETE A 0 100 23 3 69.00 SF 6.50 6.50 100 2015 2015 3 96 431																													
2 0812 CONCRETE C 0 100 0 0 1,910.00 SF 4.00 4.00 100 2015 2015 3 96 7,334																													
3 0476 VF 6 SBPL 0 100 0 0 28.00 LF 32.00 32.00 100 2015 2015 3 90 806																													
4 0470 VNYL GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2015 2015 3 90 270																													
5 0861 POOL GUNIT 0 100 35 15 525.00 SF 85.00 85.00 100 2018 2018 3 90 40,163																													
6 0877 JACUZZI 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 2018 2018 3 86 860																													
7 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2018 2018 3 86 1,720																													
8 0855 CONC PAVER 0 100 0 0 699.00 SF 10.00 10.00 100 2018 2018 3 98 6,850																													
9 0911 SCRNM A 0 100 42 30 1,260.00 SF 17.50 17.50 100 2018 2018 3 86 18,963																													
10 0855 CONC PAVER 0 100 24 4 96.00 SF 10.00 10.00 100 2018 2018 3 98 941																													
LAND DESCRIPTION										TOTAL OB/XF 78,338																			
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 000100 C SFR 100 0006 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 75,000.00 75,000.00 75,000																													
REVIEW DATE 11/07/2017 BY KW										Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000										PRINTED 08/02/2023 BY SYS									

BLOCK 3 LOT 10
IN OR 2113/795
NASSAU LAKES PB 5/70

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2023

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	40	11.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,400	100
TOTALS	2,400	2,400

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	56.3500	19.72	47,328	2018	2018	0	0	0	4.00	96.00
2 GARAGE RES - 100% - 2023						Heated Area: 2400			HX Base Yr			
60 40 40 60 BAS 2017												
				BLD DATE				LGL DATE				