

BLOCK 3 LOT 11
IN OR 733/1227
NASSAU LAKES PB 5/70

PIMENTEL JOHN J & JO-ANN M
96055 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141A-0003-0110



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																				
Exterior Wall	10	ABOVE AVG 100	0900	01	1,792	112.0000	133.00	238,336	1989	1989	0	0	0	15.25	84.75	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1997													Heated Area: 1472																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1997																			
Interior Wall	05	DRYWALL 100														VALUATION BY										STANDARD									
Interior Floo	14	CARPET 90														Tax Group: 4										Tax Dist:									
Interior Floo	08	SHT VINYL 10														BUILDING MARKET VALUE										201,990									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										8,363									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										75,000									
Bedrooms	4	100														TOTAL MARKET VALUE										285,353									
Bathrooms	2	100														SOH/AGL Deduction										157,283									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										128,070									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	100														BASE TAXABLE VALUE										78,070									
Occupancy	00	NONE 100	TOTAL JUST VALUE										285,353																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										260,245																						
Quality			03	Quality Level 03																															
DOR CODE			0100	SINGLE FAMILY																															
MAP NUM															MKT AREA 04																				
NEIGHBORHOOD/LOC			4011.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,472	100	1,472	165,920																															
FGR	400	55	220	24,798																															
FOP	16	30	5	564																															
USP	318	30	95	10,708																															
TOTALS			2,206	1,792	201,990																														
EXTRA FEATURES															96055 CAYMAN CIR, FERNANDINA BEACH																				
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	0810	CONCRETE A	0	100	0	0	1,215.00	SF	6.50	6.50	100	1989	1989	3	59.5	4,699																			
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380																			
3	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	1997	1997	3	75	132																			
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1991	1991	3	20	1,152																			
LAND DESCRIPTION															TOTAL OB/XF 8,363																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																		
REVIEW DATE 11/19/2018 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																			