BLOCK 3 LOT 32
IN OR 701 PG 1328
NASSAU LAKES PB 5/70 & 71

GRAHAM GREGORY L/GRAHAM TERESA M
96693 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141A-0003-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

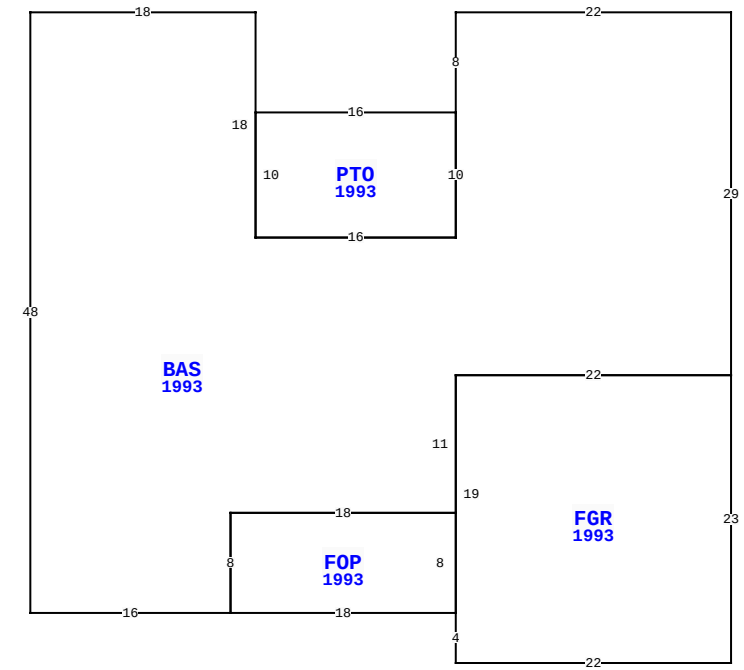
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,838	100	1,838	202,925
FGR	506	55	278	30,692
FOP	144	30	43	4,748
PTO	160	5	8	883
TOTALS	2,648		2,167	239,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,167	110.8800	131.67	285,329	1987	1987	0	0	0	16.15	83.85

1 SNGL FAM – 100% - 1995 Heated Area: 1838 HX Base Yr 1995



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/18/2023 MLU
AG DATE	

96693 CAYMAN CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,248
TOTAL MARKET OB/XF VALUE		30,544
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		344,792
SOH/AGL Deduction		176,956
ASSESSED VALUE		167,836
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,836
TOTAL JUST VALUE		344,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25341	ADDITION	2,300	11/01/2011
E19425	ELEC OTHER	1,200	06/01/2007
B0310976	GARAGE	21,000	04/01/2003
4776	CHNGE SRVC	3	06/09/1992
8094	ADDITION	13,000	05/15/1992
3930	N/A	47,400	03/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0701/1328	4/04/1994	WD	Q	I		99,900
GRANTOR: CORAM RICHARD & JUDIT						
GRANTEE: GRAHAM GREGORY & TE						
0533/1198	12/28/1987	WD	Q	I		86,600
GRANTOR: MAYAN CONST CO INC						
GRANTEE: CORAM RICHARD & J L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S8 PTO=[YR=1993] W16 S10 E16 N10$ S10 W16 N18 W18 S48 E16 FOP=[YR=1993] E18 FGR=[YR=1993] S4 E22 N23 W22 S19$ N8 W18 S8$ N8 E18 N11 E22 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	0812	CONCRETE C	0	100	0	0	2,837.00	SF	4.00	4.00	100	1987	1987	3	54.5	6,185	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
3	0510	GARAGE WD-	0	100	41	33	1,353.00	SF	35.00	35.00	100	2004	2004	3	40	18,942	
4	0811	CONCRETE B	0	100	0	0	650.00	SF	5.20	5.20	100	2012	2012	3	94	3,177	

LAND DESCRIPTION

TOTAL OB/XF 30,544

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	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