BLOCK 4 LOT 2
IN OR 2053/1456
NASSAU LAKES PB 5/70 & 71

JOHNSON JILL M & WAYNE A II
96050 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141A-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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	02	Quality Level 02

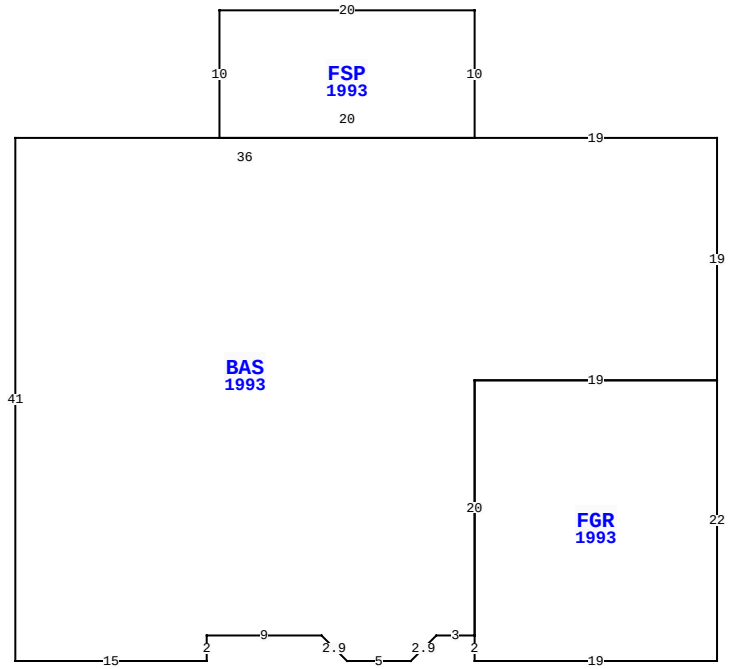
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	1,809	185,887
FGR	418	55	230	23,634
FSP	200	40	80	8,221
TOTALS	2,427		2,119	217,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,119	99.8032	118.52	251,144	1987	1995	0	0	0	13.30	86.70

1 SNGL FAM – 100% - 2017 Heated Area: 1809 HX Base Yr 2017



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE 05/18/2023 MLU
INC DATE			AG DATE

96050 CAYMAN CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		235,277
TOTAL MARKET OB/XF VALUE		34,645
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		344,922
SOH/AGL Deduction		101,611
ASSESSED VALUE		243,311
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,311
TOTAL JUST VALUE		344,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807297	DETCHD GARAGE	43,020	07/18/2018
3147	SWIM POOL	300	07/27/1988
5060	SWIM POOL	7,550	07/27/1988
4249	N/A	57,080	07/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2053/1456	6/16/2016	WD	Q	I	01	230,000
GRANTOR: BOLTON DESIREE DEVITO						
GRANTEE: JOHNSON JILL M & WA						
1656/0981	12/24/2009	WD	U	I	38	135,000
GRANTOR: FISHER DAVID T & DEBO						
GRANTEE: DEVITO DESIREE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FSP=[YR=1993] N10 W20 S10 E20 $ W36 S41 E15 N2 E9 D2 R2 E5 U2 R2 E3 FGR=[YR=1993] S2E19 N22 W19 S20 $ N20 E19 N19 $.

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	0861	POOL GUNIT	0	100	15	31	465.00	SF	85.00	85.00	100	1988	1988	3	20	7,905	
2	0845	KOOL DECK	0	100	0	0	864.00	SF	7.25	7.25	100	1988	1988	3	57	3,570	
3	0812	CONCRETE C	0	100	0	0	1,470.00	SF	4.00	4.00	100	1987	1987	3	54.5	3,205	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
7	0476	VF 6 SBPL	0	100	0	0	408.00	LF	32.00	32.00	100	2018	2018	3	95	12,403	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	
9	0462	ST/AL FNC	0	100	132	0	528.00	SF	10.00	10.00	100	2018	2018	3	90	4,752	
10	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 34,645

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/19/2018 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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

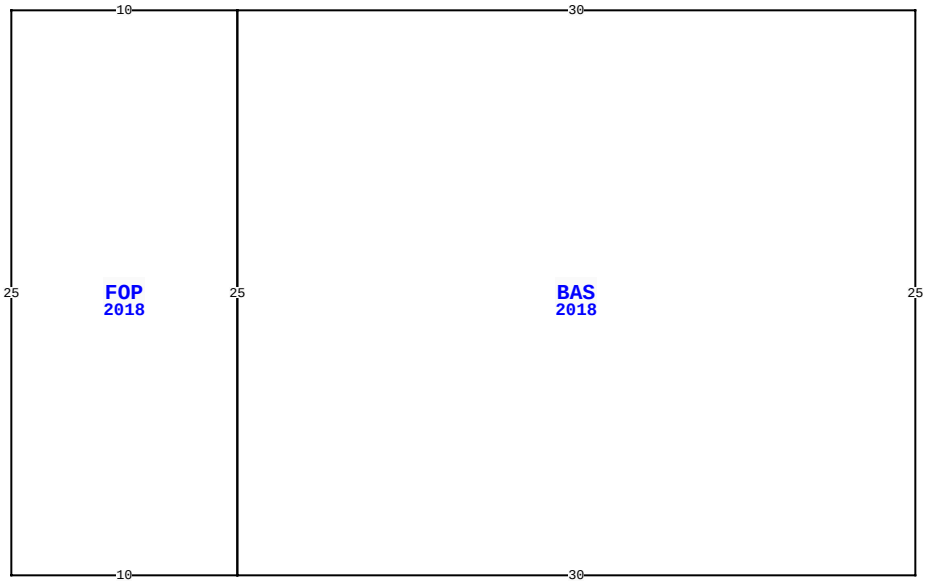
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	750	15,941
FOP	250	30	75	1,595
TOTALS	1,000		825	17,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	825	63.2500	22.14	18,266	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2017 Heated Area: 750 HX Base Yr 2017



96050 CAYMAN CIR, FERNANDINA BEACH

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GRANTEE: DEVITO DESIREE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 FOP=[YR=2018] W10 S25 E10 N25$ S25 E30 N25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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