

**HAYNES RISE N**  
96694 CAYMAN CIR  
FERNANDINA BEACH, FL 32034

**27-2N-28-141A-0004-0320**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION  
Exterior Wall10ABOVE AVG 100  
Roof Structur03GABLE/HIP 100  
Roof Cover03COMP SHNGL 100  
Interior Wall05DRYWALL 100  
Interior Floo13LVT/LAMNT 90  
Interior Floo11CLAY TILE 10  
Air Condition03CENTRAL 100  
Heating Type04AIR DUCTED 100  
  
Bedrooms  
Bathrooms  
Frame02WOOD FRAME 100  
  
StoriesUnitsOccupancy1.  
1. 100  
0 100  
00 NONE 100  
  
  
  
  
  
Quality03Quality Level 03  
DOR CODE0100SINGLE FAMILY  
MAP NUMMKT AREA04  
NEIGHBORHOOD/LOC4011.00  
  
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE  
BAS1,4551001,455181,367  
FGR4005522027,423  
FOP8730263,241

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND  
0900011,701114.1000135.49230,468199220050008.0092.00  
1 SNGL FAM - 100% - 2017Heated Area: 1455HX Base Yr 2017

The diagram shows three parcels of land:

- BAS 1993**: A large rectangular lot at the top.
- FOP 1993**: A smaller irregularly shaped lot located between BAS and FGR.
- FGR 1993**: Another large rectangular lot at the bottom right.

Boundary dimensions include lengths such as 47, 30, 32, 20, 16, 14, 2, 4, 6, 2.9, 2, 5, 3, 2, 8, 3, 5, 6, 16, and 20 feet.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

| VALUATION BY              |  | STANDARD  |        |
|---------------------------|--|-----------|--------|
| Tax Group: 4              |  | Tax Dist: |        |
| BUILDING MARKET VALUE     |  | 212,031   |        |
| TOTAL MARKET OB/XF VALUE  |  | 3,755     |        |
| TOTAL LAND VALUE - MARKET |  | 75,000    |        |
| TOTAL MARKET VALUE        |  | 290,786   |        |
| SOH/AGL Deduction         |  | 88,647    |        |
| ASSESSED VALUE            |  | 202,139   |        |
| TOTAL EXEMPTION VALUE     |  | HX HB     | 50,000 |
| BASE TAXABLE VALUE        |  | 152,139   |        |
| TOTAL JUST VALUE          |  | 290,786   |        |
| NCON VALUE                |  | 0         |        |
| INCOME VALUE              |  |           |        |
| PREVIOUS YEAR MKT VALUE   |  | 269,294   |        |

Sales Data

| OFF RECORD Number | DATE      | TYPE INST | Q U / I | V I / I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|---------|---------|--------|------------|
| 2332/0721         | 1/14/2020 | QC        | U       | I       | 11     | 100        |

GRANTOR: HAYNES JONATHAN

GRANTEES: HAYNES RISE

2064/18798/11/2016WD Q I 01235,000

GRANTOR: KLUCHA- FOX MERRIL & B

GRANTEES: HAYNES RISE N & JON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S30 E3 S1 E8 N1 E2 FOP=[YR=1993] S6 E14 FGR=[YR=1993] S16 E20 N20 W20 S4\$ N6 D2 L2 W4 U2 L2 W1 N3 W5 S3\$ N3 E5 S3 E1 D2 R2 E4 U2 R2 S2 E20 N32\$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITSUNIT TYPEDTDPHTFACT% CONDDTOTADJUUNITPRICEADJ UNITPRICELANDVALUEOTHER ADJUSTMENTS AND NOTESTOTAL ACRESYEARDECIDECLFRZYRCONSRV

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