

BLOCK 3 LOT 14
IN OR 1111/1109
NASSAU LAKES 1B REPLAT PB6/175

SCOTT FREDERICK M
96111 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141B-0003-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

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	2,176	100	2,176	217,507
FGR	720	55	396	39,583
FOP	176	30	53	5,298
FOP	192	30	58	5,797
FUS	720	100	720	71,969

TOTALS 3,984 3,403 340,154

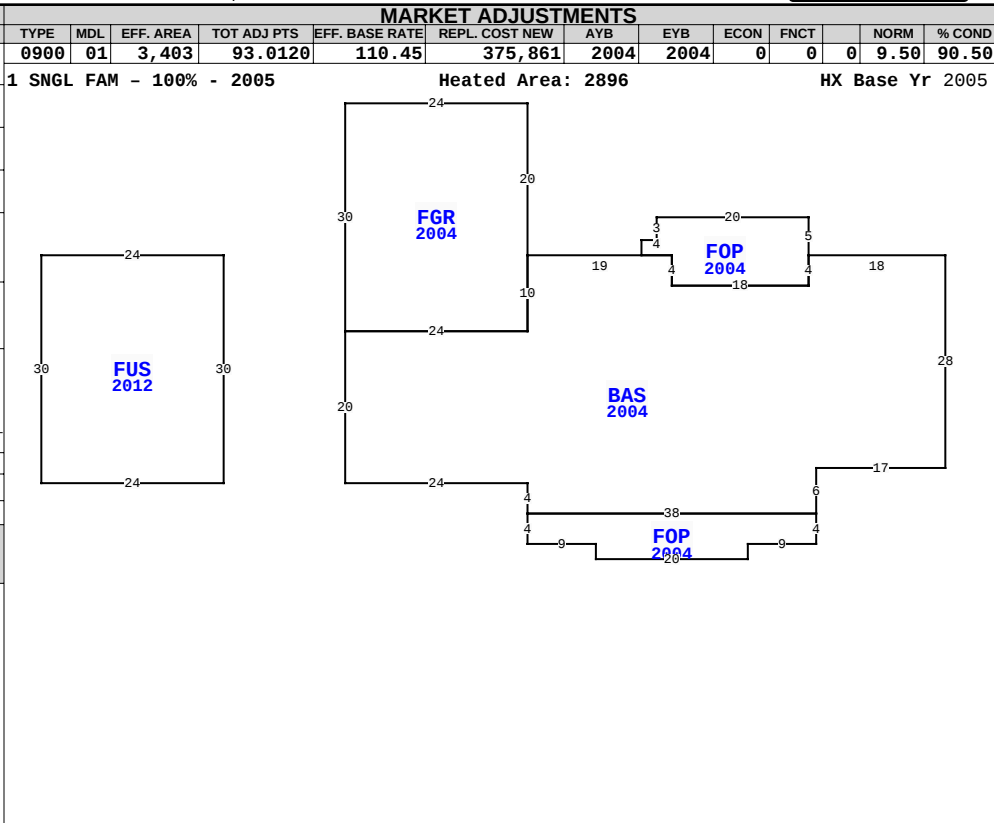
EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2004	2004	3	89	3,115
2	0811	CONCRETE B	0	100	0	0		1,632.00	SF 5.20	5.20	100	2004	2004	3	86	7,298
3	0855	CONC PAVER	0	100	0	0		168.00	SF 10.00	10.00	100	2006	2006	3	88	1,478
4	0510	GARAGE WD-	0	100	18	22		396.00	SF 35.00	35.00	100	2014	2014	3	78	10,811

LAND DESCRIPTION

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	75,000.00	82,500.00	82,500							

REVIEW DATE 07/23/2020 BY KWA



96111 CAYMAN CIR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/18/2023 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		340,154	
TOTAL MARKET OB/XF VALUE		22,702	
TOTAL LAND VALUE - MARKET		82,500	
TOTAL MARKET VALUE		445,356	
SOH/AGL Deduction		222,133	
ASSESSED VALUE		223,223	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		173,223	
TOTAL JUST VALUE		445,356	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		408,894	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906748	REPAIR/RRF	16,528	06/25/2019
B1428959	GARAGE	16,882	06/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1111/1109	2/04/2003	WD	Q	V	
					38,000
GRANTOR: NO MO NASSAU LAKES IN					
GRANTEE: SCOTT FREDERICK M					
1097/0351	11/26/2002	WD	U	V	19
					390,000
GRANTOR: NASSAU LAKES INC					
GRANTEE: NO MO NASSAU LAKES					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FOP=[YR=2004] N5 W20 S3 W2 S2 E4 S4 E18 N4\$
S4 W18 N4 W19 FGR=[YR=2004] N20 W24 S30 E24 N10\$ S10 W24 S20
E24 S4 FOP=[YR=2004] S4 E9 S2 E20 N2 E9 N4 W38\$ E38 N6 E17
N28\$ PTR=W95 FUS=[YR=2012] W24 S30 E24 N30\$ E95\$.

Total Acres: 0.00 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 08/02/2023 BY SYS