BLOCK 3 LOT 17
IN OR 2180/1866
NASSAU LAKES 1B REPLAT PB6/175

UNZ SHANNON L & RYAN V
1930 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141B-0003-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

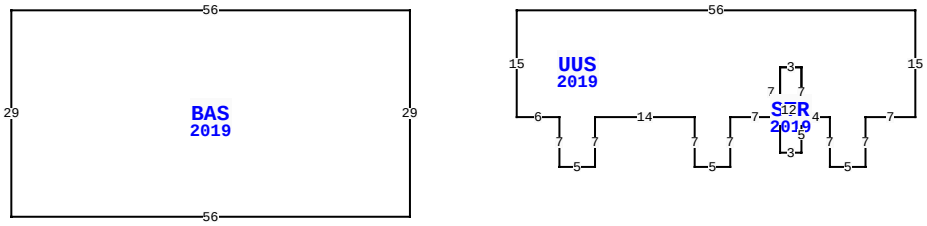
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1,624	146,885
STR	36	10	4	361
UUS	924	50	462	41,786
TOTALS	2,584		2,090	189,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,090	121.8140	91.36	190,942	2019	2019	0	0	0	1.00	99.00

1 SFR MODULR – 0% - 0 Heated Area: 1624 HX Base Yr



96281 CAYMAN CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	205,631
TOTAL MARKET OB/XF VALUE	16,855
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	297,486
SOH/AGL Deduction	0
ASSESSED VALUE	297,486
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,486
TOTAL JUST VALUE	297,486
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803189	CO ISSUED	0	04/10/2019
B1900141	GARAGE	15,000	01/01/2019
B1803189	MODULAR HOME	0	08/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2180/1866	2/28/2018	WD	Q	V	01	85,000
GRANTOR: FOX RUSSELL						
GRANTEE: UNZ SHANNON L & RYA						
1406/0763	4/24/2006	WD	Q	V		116,000
GRANTOR: ADAMS HERBERT & GLORI						
GRANTEE: FOX RUSSELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W56 S29 E56 N29$ PTR= E15 UUS=[YR=2019] E56 S15 W7 S7 W5 N7 W4 STR=[YR=2019] S5 W3 N12 E3 S7 $ N7 W3 S7 W7 S7 W5 N7 W14 S7 W5 N7 W6 N15$ W15$.

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	0855	CONC PAVER	0	0	56	15	840.00	SF	10.00	10.00	100	2020	2020	3	99	8,316	
2	0855	CONC PAVER	0	0	0	0	93.00	SF	10.00	10.00	100	2019	2019	3	99	921	
3	0810	CONCRETE A	0	0	0	0	42.00	SF	6.50	6.50	100	2019	2019	3	99	270	
4	0812	CONCRETE C	0	0	0	0	1,368.00	SF	4.00	4.00	100	2019	2019	3	99	5,417	
5	0855	CONC PAVER	0	0	0	0	195.00	SF	10.00	10.00	100	2019	2019	3	99	1,931	

LAND DESCRIPTION

TOTAL OB/XF 16,855

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	000133	C	SFR LAKE	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/28/2019 BY KWMB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS

BLOCK 3 LOT 17
IN OR 2180/1866
NASSAU LAKES 1B REPLAT PB6/175

UNZ SHANNON L & RYAN V
1930 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141B-0003-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 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

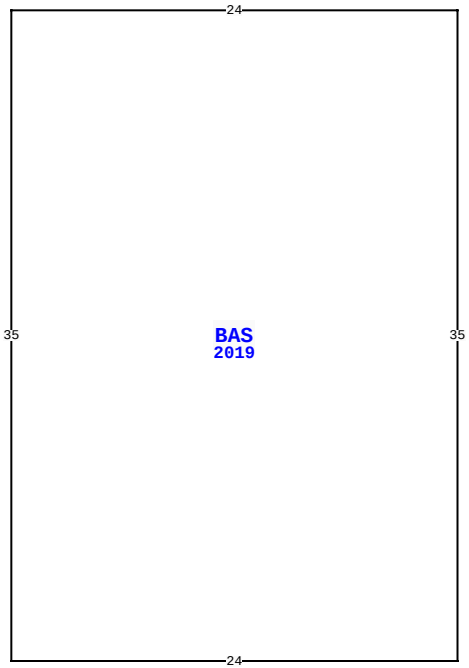
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,598
TOTALS	840		840	16,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	58.1900	20.37	17,111	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 0% - 0 Heated Area: 840 HX Base Yr



96281 CAYMAN CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	205,631
TOTAL MARKET OB/XF VALUE	16,855
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	297,486
SOH/AGL Deduction	0
ASSESSED VALUE	297,486
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,486
TOTAL JUST VALUE	297,486
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2180/1866	2/28/2018	WD	Q	V	01	85,000
GRANTOR: FOX RUSSELL						
GRANTEE: UNZ SHANNON L & RYA						
1406/0763	4/24/2006	WD	Q	V		116,000
GRANTOR: ADAMS HERBERT & GLORI						
GRANTEE: FOX RUSSELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S35 E24 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/28/2019 BY KWMB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS