BLOCK 3 LOT 20
IN OR 1927/640
NASSAU LAKES 1B REPLAT PB6/175

COURTER ROBERT
96363 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

**2023**

**27-2N-28-141B-0003-0200**

## BUILDING CHARACTERISTICS

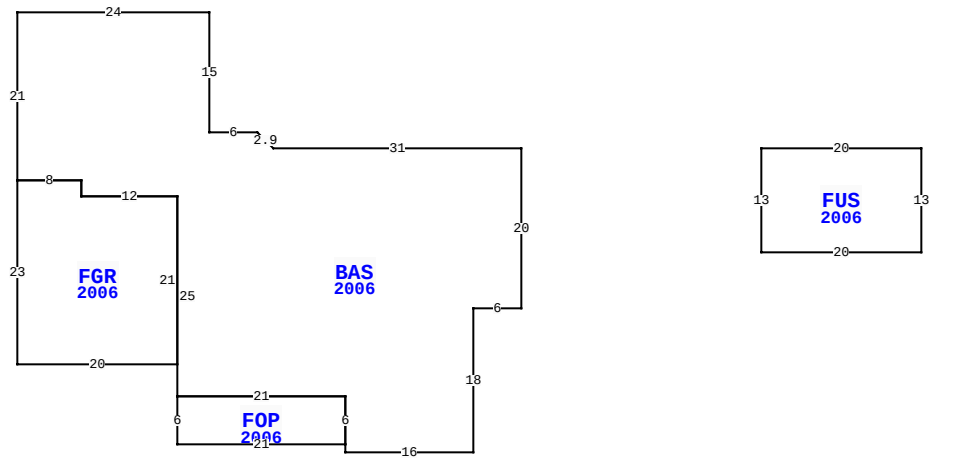
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 1,905 | 100 | 1,905 | 247,708 |
| FGR | 436 | 55 | 240 | 31,207 |
| FOP | 126 | 30 | 38 | 4,941 |
| FUS | 260 | 100 | 260 | 33,808 |
| TOTALS | 2,727 | | 2,443 | 317,664 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,443 | 117.1100 | 139.07 | 339,748 | 2006 | 2008 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SNGL FAM – 100% - 2016 Heated Area: 2165 HX Base Yr 2016




96363 CAYMAN CIR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 317,664 |
| TOTAL MARKET OB/XF VALUE | | 64,889 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 457,553 |
| SOH/AGL Deduction | | 154,262 |
| ASSESSED VALUE | | 303,291 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 253,291 |
| TOTAL JUST VALUE | | 457,553 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 428,886 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2105892 | SCRN ENCLSR | 15,878 | 05/10/2021 |
| B2102324 | SWIM POOL | 50,000 | 02/26/2021 |
| R2006576 | REPAIR/RRF | 17,594 | 08/01/2020 |
| C0617661 | CO ISSUED | 250,000 | 05/01/2006 |
| R09256 | REPAIR/RRF | 5,000 | 05/01/2006 |
| B0617661 | NEW CONSTR | 250,000 | 05/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1927/0640 | 7/09/2014 | WD | Q | I | 01 | 275,000 |
| GRANTOR: COURTER VICKI LEE | | | | | | |
| GRANTEE: COURTER ROBERT | | | | | | |
| 1894/0781 | 10/08/2013 | QC | U | I | 11 | 100 |
| GRANTOR: COURTER VICKI L & THE | | | | | | |
| GRANTEE: COURTER VICKI L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W31 U2 L2 W6 N15 W24 S21 FGR=[YR=2006] S23 E20 N21 W12 N2 W8$ E8 S2 E12 S25 FOP=[YR=2006] S6 E21 N6 W21 $ E21 S6 S1 E16 N18 E6 N20$ PTR= E30 FUS=[YR=2006] S13 E20 N13 W20 $ W30 $ .

## 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 | 1,688.00 | SF | 4.00 | 4.00 | 100 | 2006 | 2006 | 3 | 88 | 5,942 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 39 | 26 | 1,014.00 | SF | 17.50 | 17.50 | 100 | 2021 | 2021 | 3 | 97 | 17,213 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 371.00 | SF | 85.00 | 85.00 | 100 | 2021 | 2021 | 3 | 98 | 30,904 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 888.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 100 | 8,880 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 65 | 3 | 195.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 100 | 1,950 | |

## LAND DESCRIPTION

TOTAL OB/XF 64,889

| 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 | 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 01/11/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS