

BLOCK 3 LOT 21
IN OR 2034/936
NASSAU LAKES 1B REPLAT PB6/175

BRYANT JEANETTE E LIVING TRUST/CLARK ELIZABETH BRY
96381 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141B-0003-0210



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 90
Interior Floo	13 LVT/LAMNT 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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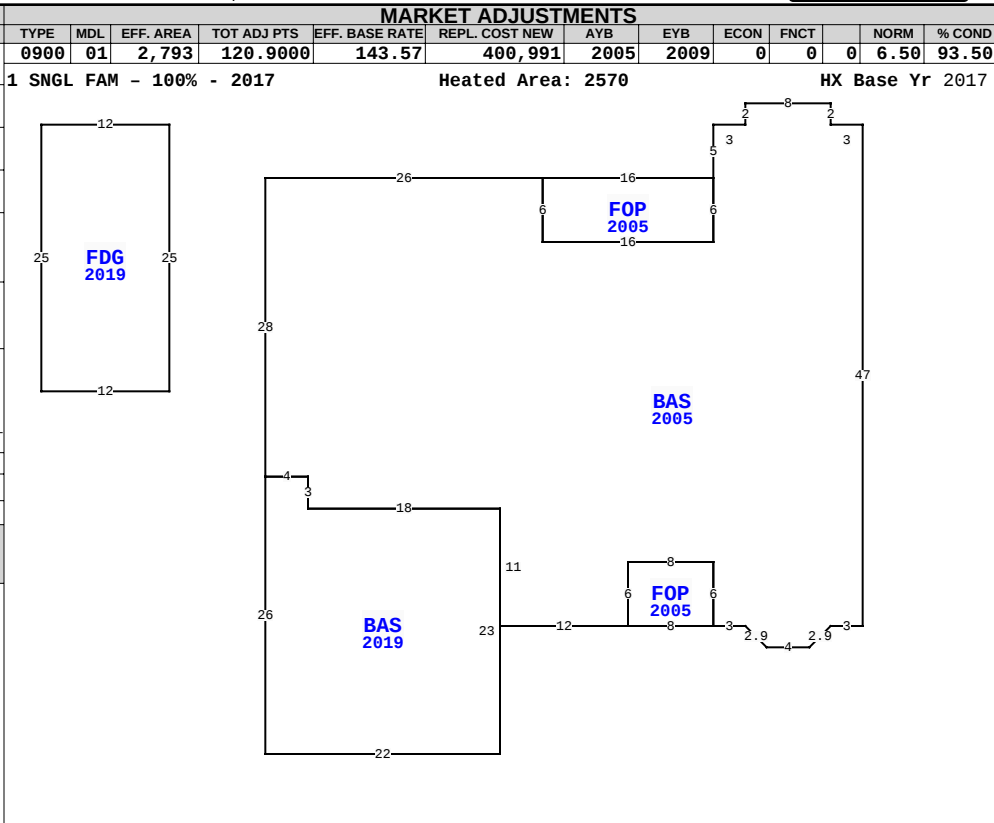
NEIGHBORHOOD/LOC	4011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	275,457
BAS	518	100	518	69,535
FDG	300	60	180	24,163
FOP	48	30	14	1,879
FOP	96	30	29	3,893

TOTALS	3,014	2,793	374,927
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,612.00	SF	4.00	4.00	
2	0911	SCRN RM A	0	100	42	27	1,134.00	SF	17.50	17.50	
3	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	622.00	SF	7.25	7.25	
5	0855	CONC PAVER	0	100	0	0	505.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	



96381 CAYMAN CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
42,520											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	374,927		
TOTAL MARKET OB/XF VALUE	42,520		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	492,447		
SOH/AGL Deduction	152,048		
ASSESSED VALUE	340,399		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	290,399		
TOTAL JUST VALUE	492,447		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	464,324		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1900609	REMODEL	200,000	01/22/2019
B1900612	GARAGE	14,340	01/22/2019
E0514927	ELEC OTHER	2,000	05/01/2005
M09583	MECH OTHER	0	04/01/2005
R07415	REPAIR/RRF	2,700	04/01/2005
B14897	NEW CONSTR	156,179	04/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2034/0936	3/17/2016	FJ	U	I	11
GRANTOR: BRYANT JEANETTE E EST					
GRANTEE: JEANETTE E BRYANT L					
1300/1422	3/09/2005	WD	Q	I	
GRANTOR: NASSAU BUILDERS INC					
GRANTEE: BRYANT JESSE R & JE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W3 N2 W8 S2 W3 S5 FOP=[YR=2005] W16 S6 E16 N6\$ S6 W16 N6 W26 S28 BAS=[YR=2019] S26 E22 N23 W18 N3 W4\$ E4 S3 E18 S11 E12 FOP=[YR=2005] E8 N6 W8 S6\$ N6 E8 S6 E3 D2 R2 E4 U2 R2 E3 N47\$ PTR=[YR=2019] W12 S25 E12 N25\$ E65\$.											