

BLOCK 3 LOT 23
IN OR 1762/1435
NASSAU LAKES 1B REPLAT PB6/175

GIACOMINI MICHAEL J & KAREN
96417 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141B-0003-0230



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 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

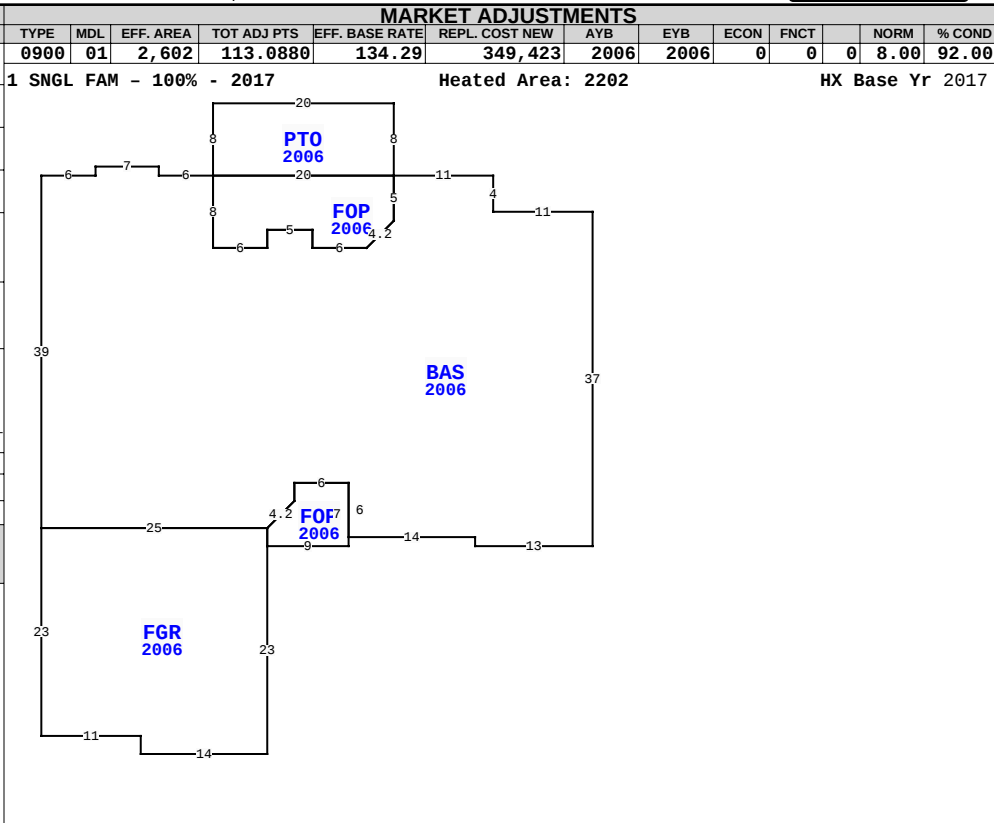
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,202	100	2,202	272,050
FGR	603	55	332	41,017
FOP	53	30	16	1,977
FOP	146	30	44	5,436
PTO	160	5	8	988

TOTALS	3,164	2,602	321,469
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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	2,116.00	SF	4.00	4.00	
2	0510	GARAGE WD-	0	100	24	35	840.00	SF	35.00	35.00	
3	0911	SCRN RM A	0	100	8	19	152.00	SF	17.50	17.50	

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	



96417 CAYMAN CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
31,679											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		321,469	
TOTAL MARKET OB/XF VALUE		31,679	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		428,148	
SOH/AGL Deduction		135,120	
ASSESSED VALUE		293,028	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		243,028	
TOTAL JUST VALUE		428,148	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,591	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704449	SCRN ROOM	2,164	05/01/2017
B1327383	SHED840SF	34,121	06/01/2013
M10975	MECH OTHER	0	01/01/2006
E16560	ELEC OTHER	1,600	01/01/2006
E16036	TEMP POLE	1,800	10/01/2005
P10053	OTHER	0	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1762/1435	9/28/2011	WD	Q	I	02
GRANTOR: MAY JOHN & KELLY A					230,000
GRANTEE: GIACOMINI MICHAEL J					
1462/1001	11/30/2006	WD	Q	I	
GRANTOR: ADAMS HERBERT & GLORI					363,000
GRANTEE: MAY JOHN & KELLY A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W11 N4 W11 PTO=[YR=2006] N8 W20 S8 E20 \$ FOP=[YR=2006] W20 S8 E6 N2 E5 S2 E6 R3 U3 N5\$ S5 D3 L3 W6 N2W5 S2 W6 N8 W6 N1 W7 S1 W6 S39 FGR=[YR=2006] S23 E11 S2 E14 N23 FOP=[YR=2006] E9 N7 W6 S2 L3 D3 S2\$ N2 W25\$ E25 U3 R3 N2 E6 S6 E14 S1 E13 N37\$.											