

BLOCK 3 LOT 24
IN OR 1747/361
NASSAU LAKES 1B REPLAT PB6/175

BUNK CHARLES
96443 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141B-0003-0240



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	18 SLATE 30
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

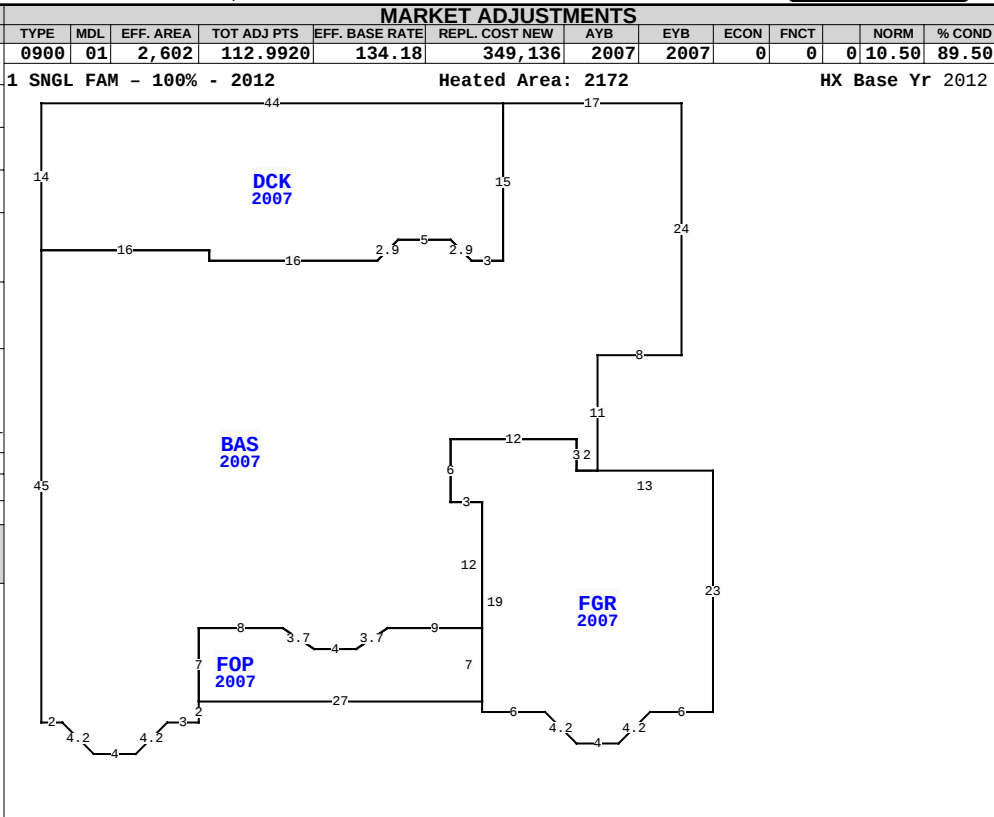
MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,172	100	2,172	260,838
DCK	630	10	63	7,565
FGR	572	55	315	37,829
FOP	175	30	52	6,244

TOTALS	3,549	2,602	312,477
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EXTRA FEATURES	
L N	OB/IF CODE
1	0500
2	0812



96443 CAYMAN CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0812	CONCRETE C	0 100	0 0	3,001.00	SF	4.00	4.00	100	2007	2007	3	89	10,684	

LAND DESCRIPTION										TOTAL OB/XF					13,904			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
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		

NASSAU COUNTY PROPERTY		PAGE 1 of 1		4
VALUATION SUMMARY		STANDARD		
VALUATION BY	Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE				312,477
TOTAL MARKET OB/IF VALUE				13,904
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				401,381
SOH/AGL Deduction				196,252
ASSESSED VALUE				205,129
TOTAL EXEMPTION VALUE	HX HB WX			55,000
BASE TAXABLE VALUE				150,129
TOTAL JUST VALUE				401,381
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				376,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12393	MECH OTHER	0	01/01/2007
E18340	ELEC OTHER	5,500	11/01/2006
C18647	CO ISSUED	220,000	10/01/2006
B18647	NEW CONSTR	220,000	10/01/2006
P11671	OTHER	0	10/01/2006
R09787	REPAIR/RRF	6,000	10/01/2006

SALES DATA	
OFF RECORD Number	DATE
1747/0361	7/13/2011
GRANTOR: SALMON MARIA	
GRANTEE: BUNK CHARLES & JOY	
1170/1410	9/12/2003
GRANTOR: NO MO NASSAU LAKES IN	
GRANTEE: SALMON MARIA	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2007] W17 DCK=[YR=2007] W44 S14 E16 S1 E16 R2 U2 E5 D2 R2 E3 N15\$ S15 W3 L2 U2 W5 D2 L2 W16 N1 W16 S45 E2 D3 R3 E4 R3 U3 E3 N2 FOP=[YR=2007] E27 FGR=[YR=2007] S1 E6 D3 R3 E4 R3 U3 E6 N23 W13 N3 W12 S6 E3 S19\$ N7 W9 D2 L3 W4 U2 L3 W8 S7\$ N7 E8 R3 D2 E4 R3 U2 E9 N12 W3 N6 E12 S3 E2 N11 E8 N24\$.	