BLOCK 3 LOT 28
IN OR 1547/1727
NASSAU LAKES 1B REPLAT PB6/175

HARDY SYLVIA/HARDY BRANDON ET AL
96523 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141B-0003-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

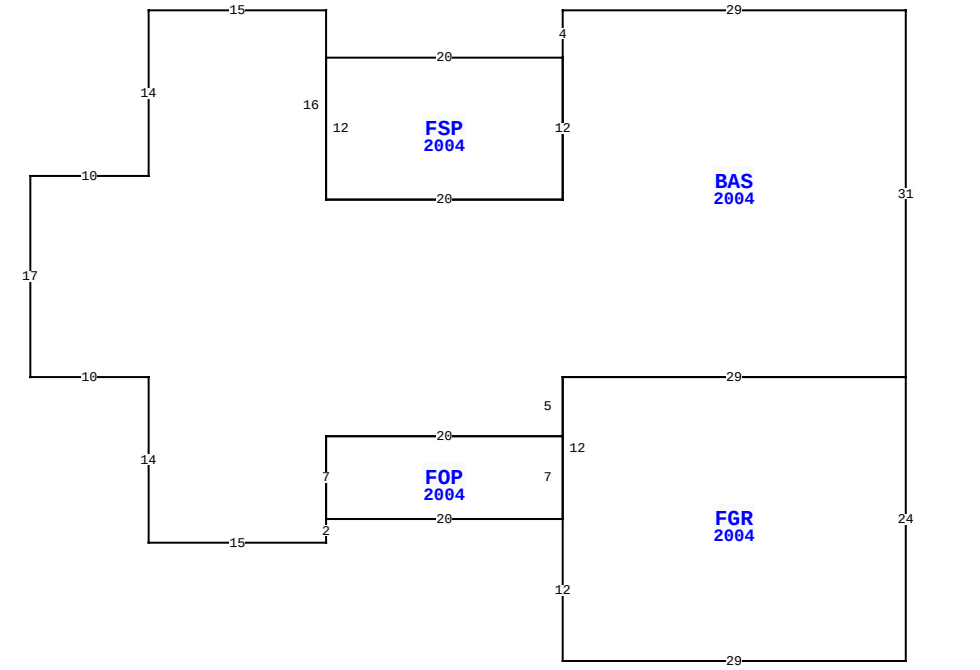
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,144	100	2,144	251,202
FGR	696	55	383	44,874
FOP	140	30	42	4,921
FSP	240	40	96	11,248
TOTALS	3,220		2,665	312,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,665	113.4720	134.75	359,109	2004	2004	0	0	0	13.05	86.95

1 SNGL FAM – 100% - 2008 Heated Area: 2144 HX Base Yr 2008



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

96523 CAYMAN CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		312,245
TOTAL MARKET OB/XF VALUE		18,348
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		405,593
SOH/AGL Deduction		197,585
ASSESSED VALUE		208,008
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,008
TOTAL JUST VALUE		405,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/1727	1/24/2008	QC	U	I	01	100
GRANTOR: HARDY BRANDON						
GRANTEE: HARDY BRANDON & TAM						
1173/1341	9/22/2003	WD	Q	V		44,000
GRANTOR: NO MO NASSAU LAKES IN						
GRANTEE: HARDY BRANDON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W29 S4 FSP=[YR=2004] W20 S12 E20 N12$ S12 W20 N16 W15 S14 W10 S17 E10 S14 E15 N2 FOP=[YR=2004] E20 FGR=[YR=2004] S12 E29 N24 W29 S12$ N7 W20 S7$ N7 E20 N5 E29 N31$.

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	3,490.00	SF	4.00	4.00	100	2004	2004	3	86	12,006	
2	0811	CONCRETE B	0	100	44	28	1,232.00	SF	5.20	5.20	100	2019	2019	3	99	6,342	

LAND DESCRIPTION

TOTAL OB/XF 18,348

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/24/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS