

BLOCK 3 LOT 29
IN OR 2172/1908
NASSAU LAKES 1B REPLAT PB6/175

KODROWSKY FAMILY TRUST/KODROWSKY WILLIAM A CO-TRUS
96553 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141B-0003-0290



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4										
Exterior Wall	16	WD FR STUC 100	0900	01	3,049	107.1800	127.28	388,077	2004	2006	0	0	0	8.00	92.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2018													Heated Area: 2476									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 50																							
Interior Floo	14	CARPET 50																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		3.5 100																							
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	2,476	100	2,476	289,933																					
FGR	759	55	417	48,830																					
FOP	47	30	14	1,639																					
FOP	399	30	120	14,052																					
PTO	440	5	22	2,576																					
TOTALS			4,121		3,049	357,031																			
EXTRA FEATURES			96553 CAYMAN CIR, FERNANDINA BEACH																						
L N	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	0811	CONCRETE B	0	100	0	0	949.00	SF	5.20	5.20	100	2004	2004	3	86	4,244									
2	0812	CONCRETE C	0	100	0	0	1,559.00	SF	4.00	4.00	100	2006	2006	3	88	5,488									
3	0911	SCRN RM A	0	100	44	10	440.00	SF	17.50	17.50	100	2017	2017	3	82	6,314									
4	0855	CONC PAVER	0	100	0	0	407.00	SF	10.00	10.00	100	2017	2017	3	97	3,948									
5	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2017	2017	3	94	5,775									
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564									
7	0855	CONC PAVER	0	100	16	12	192.00	SF	10.00	10.00	100	2017	2017	3	97	1,862									
TOTAL OB/XF 28,195																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
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 11/07/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									

VALUATION BY STANDARD

Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	357,031
TOTAL MARKET OB/XF VALUE	28,195
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	460,226
SOH/AGL Deduction	209,380
ASSESSED VALUE	250,846
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	200,846
TOTAL JUST VALUE	460,226
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	427,366

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2172/1908	1/19/2018	QC	U	I	11	100
GRANTOR: KODROWSKY WILLIAM A &						
GRANTEE: KODROWSKY FAMILY TR						
2115/1965	4/03/2017	WD	Q	I	01	351,000
GRANTOR: FOSTER JERRY M & PAUL						
GRANTEE: KODROWSKY WILLIAM A						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] W44 S10 BAS=[YR=2004] W17 S14 W4 S13 E4 S25 E12 N2 E12 N5 FOP=[YR=2004] E7 FGR=[YR=2004] S25 E19 N1 E11 N24 W20 N2 W10 S2 \$ N2 U3 L3 N4 W4 S9 \$ N9 E4 S4 D3 R3 E10 S2 E20 N35 FOP=[YR=2004] N10 W44 S10 E24 N2 U3 R3 E4 D3 R3 S2 E10 \$ W10 N2 U3 L3 W4 D3 L3 S2 W24 N10 \$ E44 N10 \$.