

BLOCK 3 LOT 30
IN OR 1640/1200
NASSAU LAKES 1B REPLAT PB6/175

SEABROOKE GREGORY L & NANCY B
96607 CAYMEN CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141B-0003-0300



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

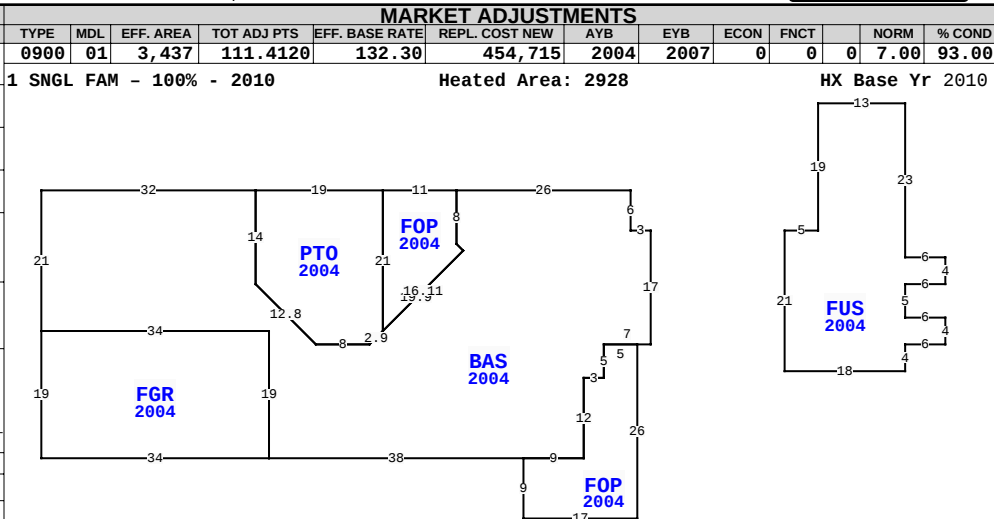
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,255	100	2,255	277,453
FGR	646	55	355	43,679
FOP	172	30	52	6,398
FOP	274	30	82	10,090
FUS	673	100	673	82,805
PTO	395	5	20	2,461

TOTALS	4,415		3,437	422,885
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	2,086.00	SF	4.00	4.00	100	2004
2	0812	CONCRETE C	0 100	0	0	1,776.00	SF	4.00	4.00	100	2008
3	0476	VF 6 SBPL	0 100	0	0	136.00	LF	32.00	32.00	100	2012
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100	0003	PUD	0.00	0.00	1.00	LT	



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

96607 CAYMAN CIR, FERNANDINA BEACH	05/18/2023	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		422,885	
TOTAL MARKET OB/XF VALUE		17,779	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		515,664	
SOH/AGL Deduction		252,735	
ASSESSED VALUE		262,929	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		212,929	
TOTAL JUST VALUE		515,664	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		486,741	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008417	REPAIR/RRF	36,931	10/01/2020
B26406	REMODEL	5,900	09/03/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1640/1200	9/10/2009	WD U	I	I	12
					238,000
GRANTOR: BRANCH BANKING & TRUS					
GRANTEE: SEABROOKE GREGORY L					
1618/1142	5/08/2009	CT U	I	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: BRANCH BANKING & TR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W3 N6 W26 FOP=[YR=2004] W11PTO=[YR=2004] W19 S14 D9 R9 E8 U2 R2 N21\$ S21 U12 R12 U1 L1 N8 \$ S8 D1 R1 D14 L14 W8 L9 U9 N14 W32 S21 FGR=[YR=2004] S19 E34 N19 W34 \$ E34 S19 E38 FOP=[YR=2004] S9 E17 N26 W5 S5 W3 S12 W9 \$ E9 N12 E3 N5 E7 N17 \$ PTR=E20 FUS=[YR=2004] E5N19 E13 S23 E6 S4 W6 S5 E6 S4 W6 S4 W18 N21\$ W20\$.											