

BLOCK 3 LOT 31
IN OR 1272/1853
NASSAU LAKES 1B REPLAT PB6/175

GRALIN RONALD R & JANET M
96657 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141B-0003-0310



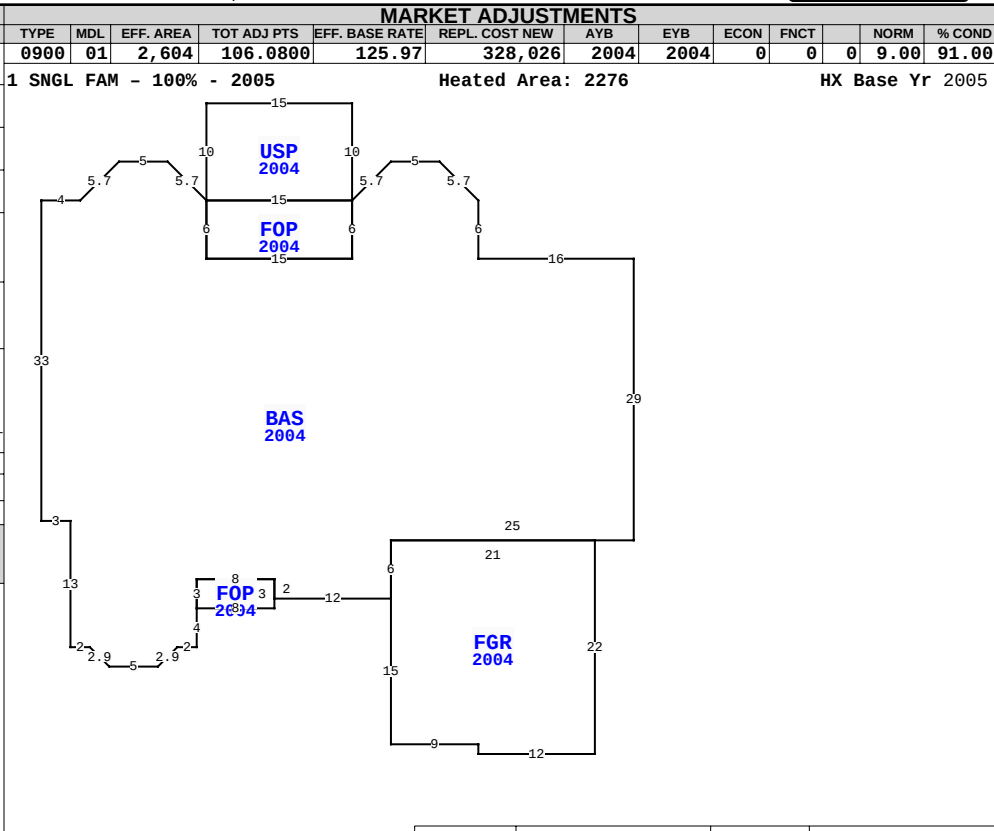
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,276	100	2,276	260,904
FGR	453	55	249	28,544
FOP	24	30	7	803
FOP	90	30	27	3,095
USP	150	30	45	5,159
TOTALS	2,993		2,604	298,504

EXTRA FEATURES														
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
1	0810	CONCRETE A	0 100	0	0	2,721.00	SF	6.50	6.50	100	2004	2004	3	86

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
1	000133	C	SFR LAKE	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



96657 CAYMAN CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		298,504	
TOTAL MARKET OB/XF VALUE		15,210	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		388,714	
SOH/AGL Deduction		191,444	
ASSESSED VALUE		197,270	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		147,270	
TOTAL JUST VALUE		388,714	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,983	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412684	NEW CONSTR	172,800	04/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1272/1853	11/10/2004	WD	Q	I		285,000
GRANTOR: NASSAU BUILDERS INC						
GRANTEE: GRALIN RONALD R & J						
1214/1272	3/11/2004	WD	U	V	05	46,500
GRANTOR: NO MO LASSAU LAKES IN						
GRANTEE: NASSAU BUILDERS INC						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2004] W16 N6 U4 L4 W5 D4 L4 USP=[YR=2004] N10 W15 S10 E15\$ FOP=[YR=2004] W15 S6 E15 N6 \$ S6 W15 N6 U4 L4 W5 D4 L4 W4 S33 E3 S13 E2 D2 R2 E5 U2 R2 E2 N4 FOP=[YR=2004] E8 N3 W8S3 \$ N3 E8 S2 E12 FGR=[YR=2004] S15E9 S1 E12 N22 W21 S6 \$ N6 E25 N29 \$.														