

BLOCK 4 LOT 6
IN OR 2105/1926
NASSAU LAKES 1B REPLAT PB6/175

KLOEPFER MATTHEW ALAN/SHIRLEY KALEENA L
96156 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141B-0004-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,198	100	2,198	262,124
FGR	480	55	264	31,483
FOP	195	30	58	6,917
FSP	180	40	72	8,587
FUS	329	100	329	39,235

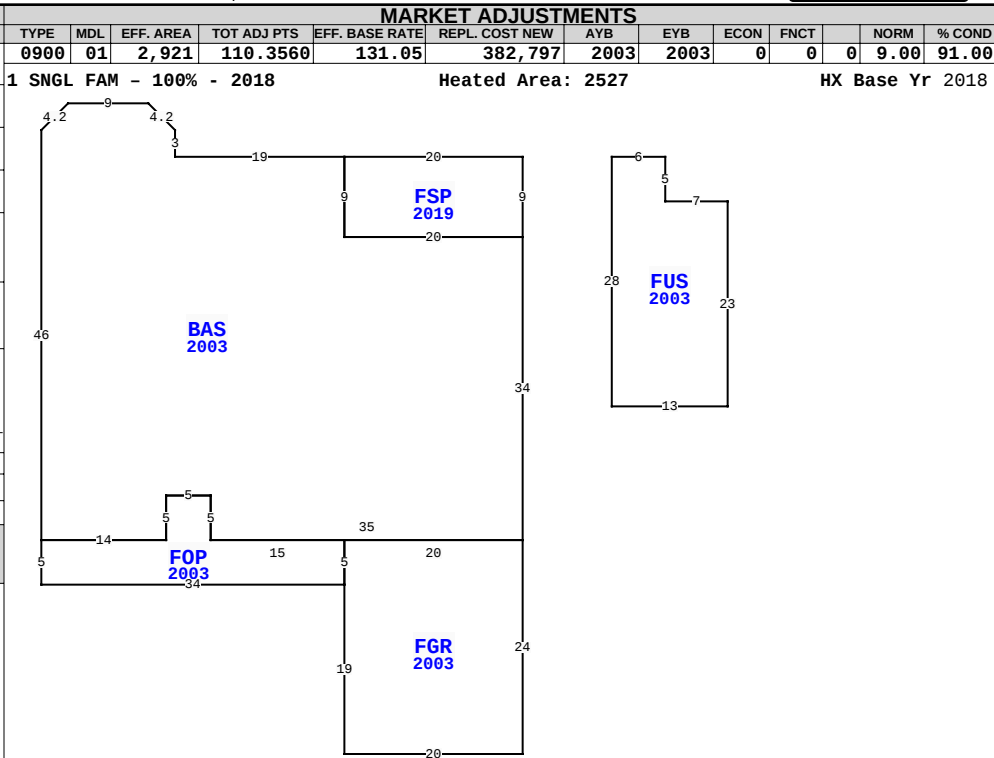
TOTALS 3,382 2,921 348,345

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	OB/XF MKT VALUE	NOTES
1	0861	POOL GUNIT	0 100	0	0	578.00	SF	85.00	85.00	100	2003	2003	3	36	17,687	
2	0812	CONCRETE C	0 100	0	0	2,148.00	SF	4.00	4.00	100	2003	2003	3	84	7,217	
3	0911	SCRN RM A	0 100	0	0	1,100.00	SF	17.50	17.50	100	2003	2003	3	22	4,235	
4	0845	KOOL DECK	0 100	0	0	522.00	SF	7.25	7.25	100	2003	2003	3	84	3,179	
5	0351	CARPORT MT	0 100	30	20	600.00	SF	10.00	10.00	100	2004	2004	3	24	1,440	
6	0812	CONCRETE C	0 100	0	0	1,488.00	SF	4.00	4.00	100	2004	2004	3	86	5,119	
7	0476	VF 6 SBPL	0 100	0	0	50.00	LF	32.00	32.00	100	2015	2015	3	90	1,440	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



96156 CAYMAN CIR, FERNANDINA BEACH

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

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	0861	POOL GUNIT	0 100	0	0	578.00	SF	85.00	85.00	100	2003	2003	3	36	17,687	
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7	0476	VF 6 SBPL	0 100	0	0	50.00	LF	32.00	32.00	100	2015	2015	3	90	1,440	

TOTAL OB/XF 40,317

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		348,345
TOTAL MARKET OB/XF VALUE		40,317
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		463,662
SOH/AGL Deduction		126,825
ASSESSED VALUE		336,837
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		286,837
TOTAL JUST VALUE		463,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016143	REPAIR/RRF	20,914	11/19/2021
R2104172	ROOF	23,741	04/06/2021
C0210255	C0 ISSUED	0	03/24/2003
B0210255	NEW CONSTR	187,506	09/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2105/1926	3/03/2017	WD	Q	I	01
					SALE PRICE
					372,000

GRANTOR: KLUCHA-FOX MERRIL &
GRANTEE: KLOEPFER MATTHEW AL
1916/1278 5/12/2014 CT U I 18 176,000
GRANTOR: CLERK OF COURT
GRANTEE: KLUCHA-FOX MERRIL &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W20 BAS=[YR=2003] W19 N3 L3 U3 W9 D3 L3
S46 FOP=[YR=2003] S5E34 FGR=[YR=2003] S19 E20 N24 W20 S5 \$
N5 W15 N5 W5 S5 W14 \$ E14 N5 E5 S5 E35 N34 W20 N9 \$ S9 E20 N9
\$ PTR=E10 FUS=[YR=2003] E6 S5 E7 S23 W13 N28\$ W10\$.