

CRC OUTLER TRUST/OUTLER CHRISTOPHERH HARVEY TRUSTEE
96220 CAYMAN CIR
FERNANDINA BEACH, FL 32034

27-2N-28-141B-0004-0100

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	VALUATION SUMMARY										
Exterior Wall		10	ABOVE AVG 100		0900	01	3,310	103.0400	122.36		405,012	2007	2007	0	0	0	7.00	93.00	STANDARD										
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2020															Heated Area: 2772					HX Base Yr 2020				
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floo		14	CARPET 60																										
Interior Floo		12	HARDWOOD 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		00	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	1,775	100	1,775	201,986																									
FEP	95	80	76	8,648																									
FGR	726	55	399	45,404																									
FOP	95	30	28	3,186																									
FOP	117	30	35	3,983																									
FUS	997	100	997	113,453																									
TOTALS		3,805	3,310	376,661																									
EXTRA FEATURES					96220 CAYMAN CIR, FERNANDINA BEACH										BLD DATE				LGL DATE		05/18/2023		MLU						
															XF DATE				LAND DATE										
															INC DATE				AG DATE										
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220														
2	0812	CONCRETE C	0 100	0	0	2,053.00	SF	4.00	4.00	100	2007	2007	3	89	7,309														
3	0470	VNYL GATE	0 100	0	0	4.00	UT	300.00	300.00	100	2015	2015	3	90	1,080														
4	0476	VF 6 SBPL	0 100	0	0	50.00	LF	32.00	32.00	100	2015	2015	3	90	1,440														
5	1129	STONE 8"	0 100	35	0	56.00	SF	15.75	15.75	100	2015	2015	3	99	873														
6	1129	STONE 8"	0 100	7	0	21.00	SF	15.75	15.75	100	2015	2015	3	99	327														
7	0855	CONC PAVER	0 100	0	0	620.00	SF	10.00	10.00	100	2015	2015	3	96	5,952														
8	1129	STONE 8"	0 100	18	0	36.00	SF	15.75	15.75	100	2019	2019	3	100	567														
9	0855	CONC PAVER	0 100	18	4	72.00	SF	10.00	10.00	100	2019	2019	3	99	713														
10	0911	SCRN RM A	0 100	0	0	900.00	SF	17.50	17.50	100	2019	2019	3	90	14,175														
LAND DESCRIPTION					TOTAL OB/XF										35,656														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000												
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