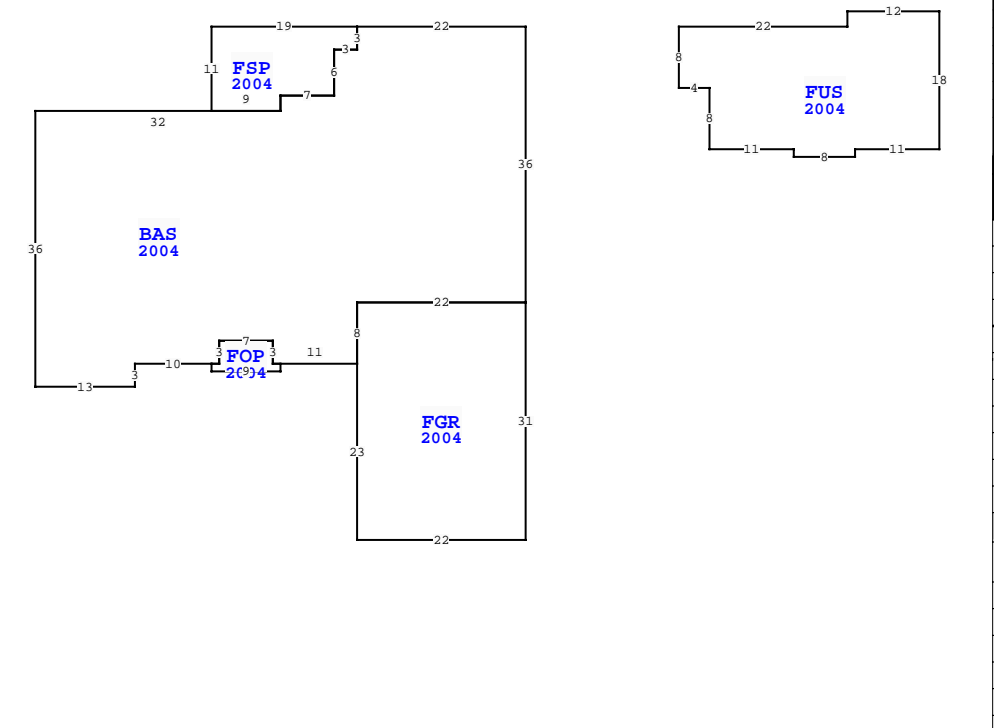


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	3,230	105.4320	125.20	404,396	2004	2004	0	0	0	8.65	91.35		
1 SNGL FAM - 100% - 2019 Heated Area: 2778 HX Base Yr 2019														



Quality				
DOR CODE	03 Quality Level 03			
MAP NUM	0100 SINGLE FAMILY			
NEIGHBORHOOD/LOC	4011.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,234	100	2,234	255,503
FGR	682	55	375	42,889
FOP	30	30	9	1,030
FSP	171	40	68	7,778
FUS	544	100	544	62,218
TOTALS	3,661		3,230	369,416

96240 CAYMAN CIR, FERNANDINA BEACH

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

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	0812	CONCRETE C	0	100	0	0			4.00	100	2004	2004	3	86	7,534	
2	0812	CONCRETE C	0	100	120	12			4.00	100	2018	2018	3	98	5,645	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			395,697
TOTAL MARKET OB/XF VALUE			13,179
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			483,876
SOH/AGL Deduction			136,256
ASSESSED VALUE			347,620
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			297,620
TOTAL JUST VALUE			483,876
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			465,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805354	GARAGE	65,954	07/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2081/0197	10/31/2016	WD Q	Q	I	01	318,400
GRANTOR: IRWIN JAMES S & STACY						
GRANTEE: METZGER TRACI & STEVEN R						
2021/0910	12/28/2015	WD Q	Q	I	01	275,000
GRANTOR: VAFIADIS THOMAS & STACY						
GRANTEE: IRWIN JAMES S & STACY						

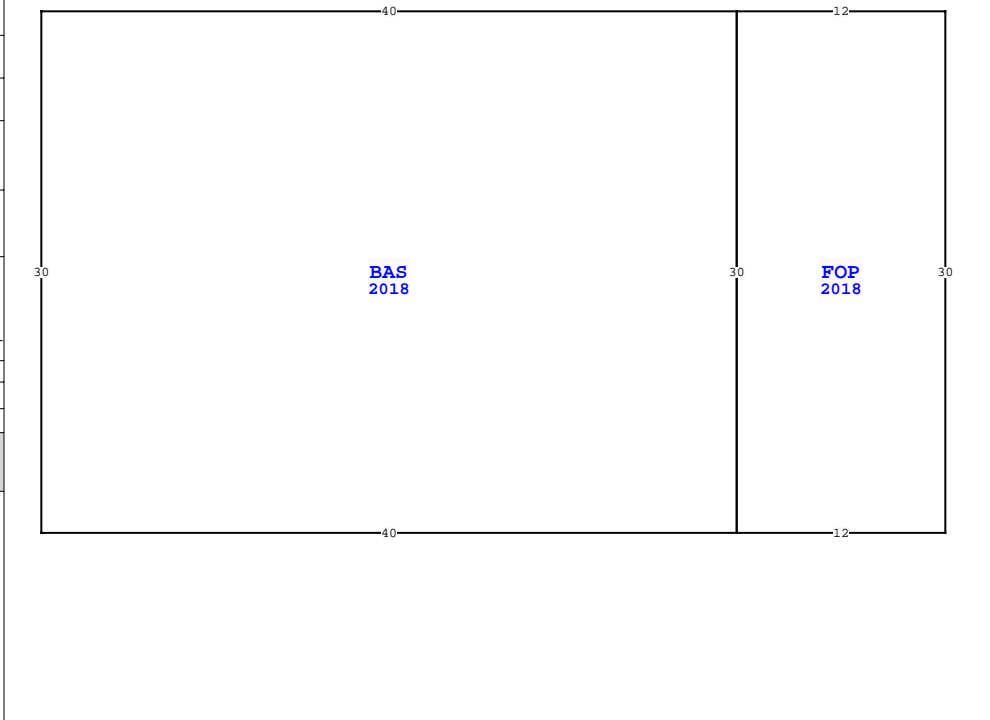
BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2004] W22 FSP=[YR=2004] W19 S11 E9 N2 E7 N6 E3 N3\$ S3 W3 S6 W7 S2 W32 S36 E13 N3 E10 FOP=[YR=2004] S1 E9 N1 W1 N3 W7 S3 W1\$ E1 N3 E7 S3 E11 FGR=[YR=2004] S23 E22 N31 W22 S8\$ N8 E22 N36\$ PTR=E20 FUS=[YR=2004] E22 N2 E12 S18 W11 S1 W8 N1 W11 N8 W4 N8\$ W20\$.

LAND DESCRIPTION	TOTAL OB/XF	13,179																						
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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	07 NONE 100
Interior Floo	03 CONC FINSH 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Bedrooms	0 100
Bathrooms	0 100
Frame	05 STEEL 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2		1,308	59.8000	20.93	27,376	2018	2018		0	0	4.00	96.00		



Quality	06 Quality Level 06			
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	1,200	100	1,200	24,111
FOP	360	30	108	2,170
TOTALS	1,560		1,308	26,281

96240 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
TOTAL OB/XF 0																

LAND DESCRIPTION										TOTAL OB/XF														
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

NASSAU COUNTY PROPERTY				PAGE 2 of 2	4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE			395,697		
TOTAL MARKET OB/XF VALUE			13,179		
TOTAL LAND VALUE - MARKET			75,000		
TOTAL MARKET VALUE			483,876		
SOH/AGL Deduction			136,256		
ASSESSED VALUE			347,620		
TOTAL EXEMPTION VALUE			50,000		
BASE TAXABLE VALUE			297,620		
TOTAL JUST VALUE			483,876		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			465,743		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2081/0197	10/31/2016	WD	Q	I	01	318,400
GRANTOR: IRWIN JAMES S & STACY						
GRANTEE: METZGER TRACI & STE						
2021/0910	12/28/2015	WD	Q	I	01	275,000
GRANTOR: VAFIADIS THOMAS &						
GRANTEE: IRWIN JAMES S & STA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] E40 FOP=[YR=2018] E12 S30 W12 N30\$ S30 W40 N30\$.	