



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 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	4 100
Bathrooms	3 100
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	2,213	100	2,213	268,590
FGR	628	55	345	41,872
FOP	52	30	16	1,942
FOP	266	30	80	9,710
FUS	384	100	384	46,606

TOTALS	3,543	3,038	368,720
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,248.00	SF	4.00
2	0911	SCRN RM A	0	100	0	0	1,876.00	SF	17.50
3	0866	POOL FIBER	0	100	40	14	560.00	SF	72.00
4	0858	SCULP CONC	0	100	0	0	1,166.00	SF	13.00
5	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,038	110.4920	131.21	398,616	2007	2007	0	0
1 SNGL FAM - 100% - 2021 Heated Area: 2597 HX Base Yr									
96344 CAYMAN CIR, FERNANDINA BEACH									
BLD DATE: 05/18/2023 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	0812	CONCRETE C	0	100	0	0	3,248.00	SF	4.00	4.00	100	2007	2007	3	89	11,563	
2	0911	SCRN RM A	0	100	0	0	1,876.00	SF	17.50	17.50	100	2008	2008	3	40	13,132	
3	0866	POOL FIBER	0	100	40	14	560.00	SF	72.00	72.00	100	2008	2008	3	40	16,128	
4	0858	SCULP CONC	0	100	0	0	1,166.00	SF	13.00	13.00	100	2008	2008	3	97	14,703	
5	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	100	2012	2012	3	85	2,040	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255	

TOTAL OB/XF									
57,821									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					368,720				
TOTAL MARKET OB/XF VALUE					57,821				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					501,541				
SOH/AGL Deduction					0				
ASSESSED VALUE					501,541				
TOTAL EXEMPTION VALUE					13 501,541				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					501,541				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					463,156				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001099	REPAIR/RRF	29,598	01/19/2022
M2006099	H/AC	7,000	07/01/2020
B21594	POOL ENCLOSURE	13,877	07/01/2008
M12892	MECH OTHER	0	05/01/2007
E18982	ELEC OTHER	2,000	04/01/2007
C19677	CO ISSUED	0	03/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2413/0905	10/04/2020	WD	U	I	11	100	
GRANTOR: COURTIER JANET K & VIC							
GRANTEE: BETTENCOURT MANUEL							
2378/1669	7/10/2020	WD	U	I	98	499,900	
GRANTOR: COURTIER VICKI L							
GRANTEE: BETTENCOURT MANUEL							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2007] W18 FOP=[YR=2007] N14 W19 S14 E19 \$ W33 S37 D3 L3 S5 D4 R4 E5 U3 R3 E2 FOP=[YR=2007] S4 E10 N4 W2 N2 W6 S2 W2 \$ E2 N2 E6 S2 E11 FGR=[YR=2007] S17 E25 N26 W14 S2 W11 S7 \$ N7 E11 N2 E10 N37 \$ PTR= E20 S35 FUS=[YR=2007] E10 S8 E6 S19 W16 N27 \$ N35 W20 \$.									