



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 90
Interior Floor	14 CARPET 10
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	2,068	100	2,068	253,257
FGR	537	55	295	36,127
FOP	62	30	19	2,327
FOP	336	30	101	12,369
TOTALS	3,003		2,483	304,080

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	2,105.00	SF	4.00	4.00
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
4	0940	SHEDS/PORT	0 100	18	11	198.00	SF	30.00	30.00
5	1126	CB/STC 8"	0 100	0	0	199.00	SF	8.00	8.00
6	0479	VF PICKET	0 100	59	0	59.00	LF	10.00	10.00

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	2,483	113.9520	135.32	336,000	2003	2003	0	0
1 SNGL FAM - 100% - 2008 Heated Area: 2068 HX Base Yr 2008									
96392 CAYMAN CIR, FERNANDINA BEACH									

TOTAL OB/XF									
14,286									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	2,105.00	SF	4.00	4.00
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
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14,286									
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1	000100	C	SFR	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					304,080				
TOTAL MARKET OB/XF VALUE					14,286				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					393,366				
SOH/AGL Deduction					185,125				
ASSESSED VALUE					208,241				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					158,241				
TOTAL JUST VALUE					393,366				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					370,306				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103128	ROOF	26,983	03/16/2021
B0210061	NEW CONSTR	160,000	08/01/2002

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2630/0469	10/13/2022	QC	U	I	11	100			
GRANTOR: FROST ANGELA D									
GRANTEE: FROST LEONARD									
1500/0616	5/22/2007	WD	Q	I		373,900			
GRANTOR: BOATWRIGHT LARRY & SA									
GRANTEE: FROST LEONARD & ANG									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W13 FOP=[YR=2003] N12 W31 S12 E18 N3 E12 S3 E1 \$ W1 N3 W12 S3 W32 S36 E15 FOP=[YR=2003] S3 E10 N3 W1 N4 W8 S4 W1 \$ E1 N4 E8 S4 E13 FGR=[YR=2003] S21 E24 N24 W11 S3 W13 \$ E13 N3 E8 N33 \$.									