



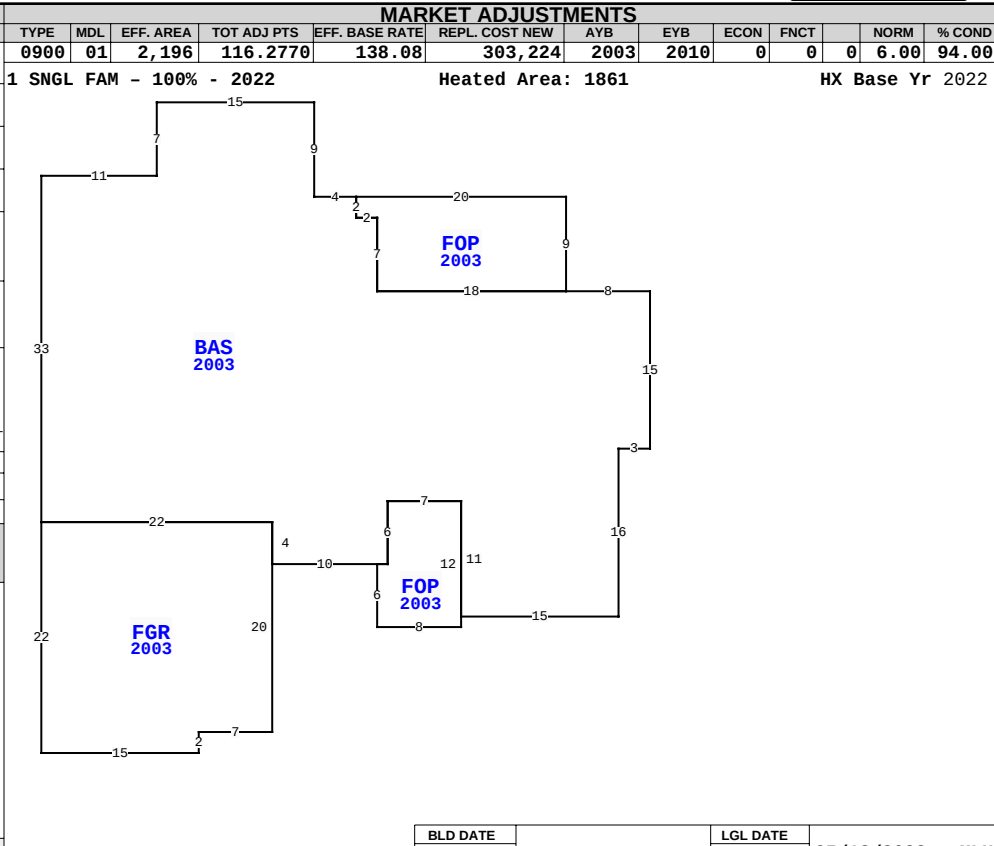
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04	Quality Level 04	
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	1,861	100	1,861	241,549
FGR	470	55	258	33,488
FOP	90	30	27	3,504
FOP	166	30	50	6,490
TOTALS	2,587		2,196	285,031

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	2,176.00	SF	4.00	4.00
3	0861	POOL GUNIT	0 100	0	0	396.00	SF	85.00	85.00
4	0911	SCRN RM A	0 100	0	0	1,200.00	SF	17.50	17.50
5	0845	KOOL DECK	0 100	0	0	1,124.00	SF	7.25	7.25
6	0812	CONCRETE C	0 100	0	0	1,646.00	SF	4.00	4.00
7	0940	SHEDS/PORT	0 100	16	12	192.00	SF	37.50	37.50
8	0680	POLE SHED	0 100	16	8	128.00	SF	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	0003	PUD	0.00	0.00	1.00



96448 CAYMAN CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			298,212
TOTAL MARKET OB/XF VALUE			44,949
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			418,161
SOH/AGL Deduction			71,162
ASSESSED VALUE			346,999
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			296,999
TOTAL JUST VALUE			418,161
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			387,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104178	ROOF	31,200	04/06/2021
B0310778	NEW CONSTR	179,000	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2523/0812	12/17/2021	WD	Q	I	01
					SALE PRICE
					545,000
GRANTOR: GRADY JOHN W & CANDIC					
GRANTEE: WHICKER DANA & SUSAN					
1164/1041	8/21/2003	WD	Q	I	
					196,000
GRANTOR: FRAZIER CONSTRUCTION					
GRANTEE: GRADY JOHN W & CAND					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W8 FOP=[YR=2003] N9 W20 S2 E2 S7 E18\$ W18 N7 W2 N2 W4 N9 W15 S7 W11 S33 FGR=[YR=2003] S22 E15 N2 E7 N20 W22\$E22 S4 E10 FOP=[YR=2003] S6 E8 N12 W7 S6 W1\$ E1 N6 E7 S11 E15 N16E3 N15\$.									

WHICKER DANA & SUSAN CAROLINE
96448 CAYMAN CIR
FERNANDINA BEACH, FL 32034

27-2N-28-141B-0004-0190

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