

HOLMES DAVID & ROBIN
96496 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

27-2N-28-141B-0004-0210

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	CH	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		10	ABOVE AVG 100		0900	01	3,185	113.5050	134.79	429,306	2002	2008	0	0	0	6.50	93.50	VALUATION BY																			
Roof Structure		08	IRREGULAR 100		1 SNGL FAM - 100% - 2018													Heated Area: 2623							HX Base Yr 2018						STANDARD						
Roof Cover		03	COMP SHNGL 100															Tax Group: 4							Tax Dist:												
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE							401,401												
Interior Floor		11	CLAY TILE 50															TOTAL MARKET OB/XF VALUE							38,487												
Interior Floor		14	CARPET 50															TOTAL LAND VALUE - MARKET							75,000												
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE							514,888												
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction							159,832												
Bedrooms			4 100															ASSESSED VALUE							355,056												
Bathrooms			3 100															TOTAL EXEMPTION VALUE							HX HB 50,000												
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE							305,056												
Stories		2.	2. 100															TOTAL JUST VALUE							514,888												
Units		0	0 100															NCON VALUE							0												
Occupancy		00	NONE 100															INCOME VALUE																			
																		PREVIOUS YEAR MKT VALUE							481,043												
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	1,746	100	1,746	220,046																																	
DCK	16	10	2	252																																	
DCK	20	10	2	252																																	
DCK	148	10	15	1,891																																	
FGR	550	55	302	38,061																																	
FOP	63	30	19	2,395																																	
FOP	80	30	24	3,025																																	
FOP	384	30	115	14,493																																	
FSP	208	40	83	10,461																																	
FUS	552	100	552	69,568																																	
TOTALS	4,092		3,185	401,401																																	
EXTRA FEATURES					96496 CAYMAN CIR, FERNANDINA BEACH										BLD DATE					LGL DATE																	
															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	0812	CONCRETE C	0 100	0	0	2,333.00	SF	4.00	4.00	100	2002	2002	3	83	7,746																						
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045																						
3	0812	CONCRETE C	0 100	0	0	630.00	SF	4.00	4.00	100	2002	2002	3	83	2,092																						
4	0479	VF PICKET	0 100	0	0	216.00	LF	10.00	10.00	100	2004	2004	3	66	1,426																						
5	0861	POOL GUNIT	0 100	0	0	483.00	SF	85.00	85.00	100	2004	2004	3	40	16,422																						
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	24	240																						
7	0855	CONC PAVER	0 100	0	0	874.00	SF	10.00	10.00	100	2004	2004	3	86	7,516																						
LAND DESCRIPTION										TOTAL OB/XF										38,487																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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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