

VIENNEAU JENNIFER L/MASSEY DREW H
96524 CAYMAN CIR
FERNANDINA BEACH, FL 32034

27-2N-28-141B-0004-0220

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEM CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 100										0900 01 3,058 110.4000 131.10 400,904 2001 2005 0 0 8.50 91.50										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2012 Heated Area: 2243 HX Base Yr 2012										Tax Group: 4 Tax Dist:									
Roof Cover 05 COMP SHNGL 100																				BUILDING MARKET VALUE 385,975									
Interior Wall 03 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 58,597									
Interior Floo 11 CLAY TILE 100																				TOTAL LAND VALUE - MARKET 75,000									
Air Condition 03 CENTRAL 100																				TOTAL MARKET VALUE 519,572									
Heating Type 04 AIR DUCTED 100																				SOH/AGL Deduction 240,804									
Bedrooms 03 3 100																				ASSESSED VALUE 278,768									
Bathrooms 02 2 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Frame 01 1. 100																				BASE TAXABLE VALUE 228,768									
Stories 00 0 100																				TOTAL JUST VALUE 519,572									
Occupancy 00 NONE 100																				NCON VALUE 0									
																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE 486,356									
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 2,243 100 2,243 269,062																													
FEP 430 80 344 41,265																													
FEP 182 80 146 17,514																													
FGR 575 55 316 37,907																													
FOP 31 30 9 1,080																													
TOTALS 3,461 3,058 366,827																													
EXTRA FEATURES										96524 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																													
1 0812 CONCRETE C 0 100 0 0 2,308.00 SF 4.00 4.00 100 2001 2001 3 82 7,570																													
2 0911 SCRNM A 0 100 0 0 1,550.00 SF 17.50 17.50 100 2007 2007 3 35 9,494																													
3 0861 POOL GUNIT 0 100 0 0 540.00 SF 85.00 85.00 100 2007 2007 3 52 23,868																													
4 0845 KOOL DECK 0 100 0 0 824.00 SF 7.25 7.25 100 2007 2007 3 89 5,317																													
5 0476 VF 6 SBPL 0 100 0 0 375.00 LF 32.00 32.00 100 2020 2020 3 98 11,760																													
6 0470 VNYL GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2020 2020 3 98 588																													
LAND DESCRIPTION										TOTAL OB/XF 58,597																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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																													
REVIEW DATE 01/22/2022 BY KW										Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000										PRINTED 08/02/2023 BY SYS									

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