

BLOCK 4 LOT 25
IN OR 1155/675
NASSAU LAKES 1B REPLAT PB6/175

WALTON TODD D & CYNTHIA A
96608 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141B-0004-0250



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	1,594	100	1,594	188,744
FGR	525	55	289	34,220
FOP	32	30	10	1,184
FOP	83	30	25	2,960

TOTALS 2,234 1,918 227,109

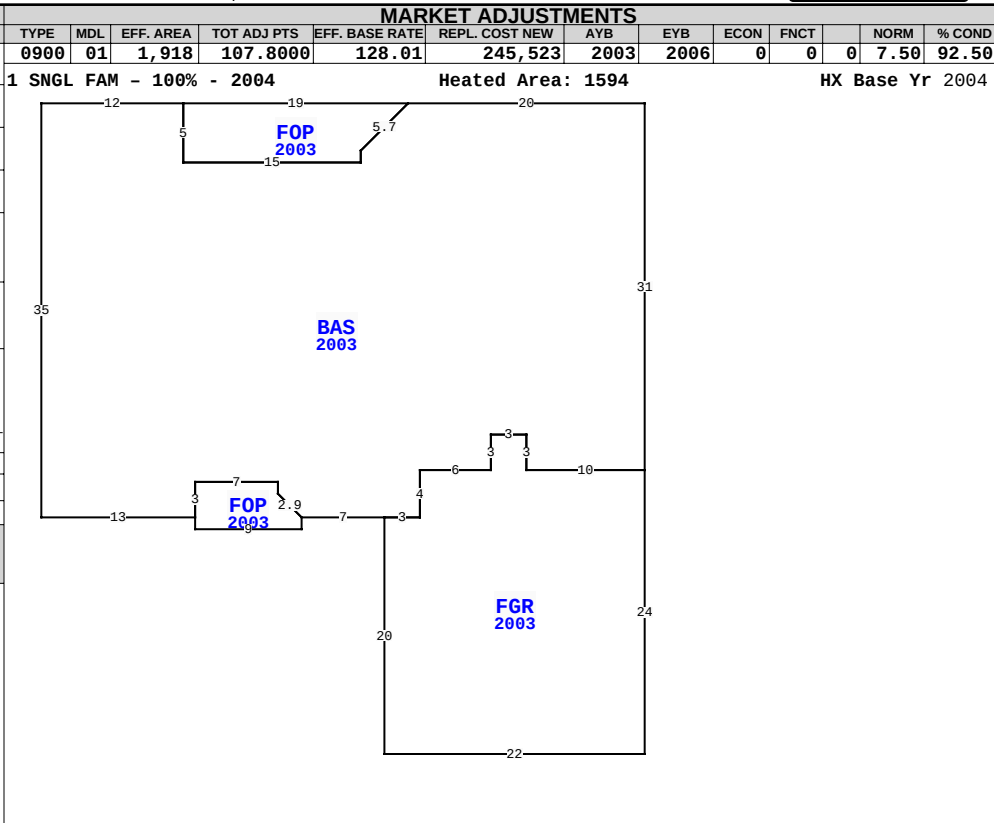
EXTRA FEATURES

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	1,981.00	SF	4.00	4.00	100	2003	2003	3	84	6,656	
2	1242	WD DECK A	0	100	0	0	325.00	SF	10.00	10.00	100	2014	2014	3	70	2,275	
3	0861	POOL GUNIT	0	100	0	0	377.00	SF	85.00	85.00	100	2015	2015	3	81	25,956	
4	0911	SCRN RM A	0	100	0	0	1,710.00	SF	17.50	17.50	100	2015	2015	3	74	22,145	
5	0855	CONC PAVER	0	100	0	0	1,008.00	SF	10.00	10.00	100	2015	2015	3	96	9,677	
6	0810	CONCRETE A	0	100	0	0	228.00	SF	6.50	6.50	100	2015	2015	3	96	1,423	
7	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	100	2016	2016	3	92	2,208	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/24/2020 BY KWA



96608 CAYMAN CIR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/18/2023	MLU
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TOTAL OB/XF 70,892

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		227,109
TOTAL MARKET OB/XF VALUE		70,892
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		373,001
SOH/AGL Deduction		183,563
ASSESSED VALUE		189,438
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,438
TOTAL JUST VALUE		373,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109769	REPAIR/RRF	18,461	09/01/2021
B1631741	SCRNENCL	11,880	02/01/2016
B1531180	SWIM POOL	42,185	09/01/2015
M1420544	H/AC	0	12/23/2014
EX140714	WD DECK	0	05/05/2014
C0310716	CO ISSUED	0	06/24/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1155/0675	7/21/2003	WD U	I	19	

GRANTOR: FRAZIER CONSTRUCTION
GRANTEE: WALTON TODD D & CYN
1106/0582 1/09/2003 WD U V 19 31,500
GRANTOR: NO MO NASSAU LAKES IN
GRANTEE: FRAZIER CONSTRUCTIO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W20 FOP=[YR=2003] W19 S5 E15 N1 U4 R4 \$ D4 L4 S1 W15 N5 W12 S35 E13 FOP=[YR=2003] S1 E9 N1 U2 L2 N1 W7 S3\$ N3 E7 S1 D2 R2 E7 FGR=[YR=2003] S20 E22 N24 W10 N3 W3 S3 W6 S4 W3\$ E3 N4 E6 N3 E3 S3 E10 N31\$.

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