

BLOCK 4 LOT 28
IN OR 1013/1618
NASSAU LAKES 1B REPLAT PB6/175

CARROLL MICHAEL C & BARBARA J
96672 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141B-0004-0280



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	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	20	FACE BRICK 100	0900	01	2,367	114.7580	136.28	322,575	2004	2004	0	0	0	13.50	86.50	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2005													Heated Area: 1878													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2005													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 70																											
Interior Floo	14	CARPET 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	1,878	100	1,878	221,383																									
FGR	644	55	354	41,730																									
FOP	43	30	13	1,533																									
FSP	304	40	122	14,381																									
TOTALS			2,869	2,367	279,027																								
EXTRA FEATURES			96672 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	2,125.00	SF	4.00	4.00	100	2004	2004	3	86	7,310													
2	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2008	2008	3	56	19,992													
3	0462	ST/AL FNC	0	100	0	0	456.00	SF	10.00	10.00	100	2008	2008	3	56	2,554													
4	0855	CONC PAVER	0	100	0	0	420.00	SF	10.00	10.00	100	2008	2008	3	90	3,780													
LAND DESCRIPTION																													
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												
REVIEW DATE 07/24/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																													