BLOCK 3 LOT 10
IN OR 2113/795
NASSAU LAKES PB 5/70

LOVE MARCIA R
96037 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141A-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

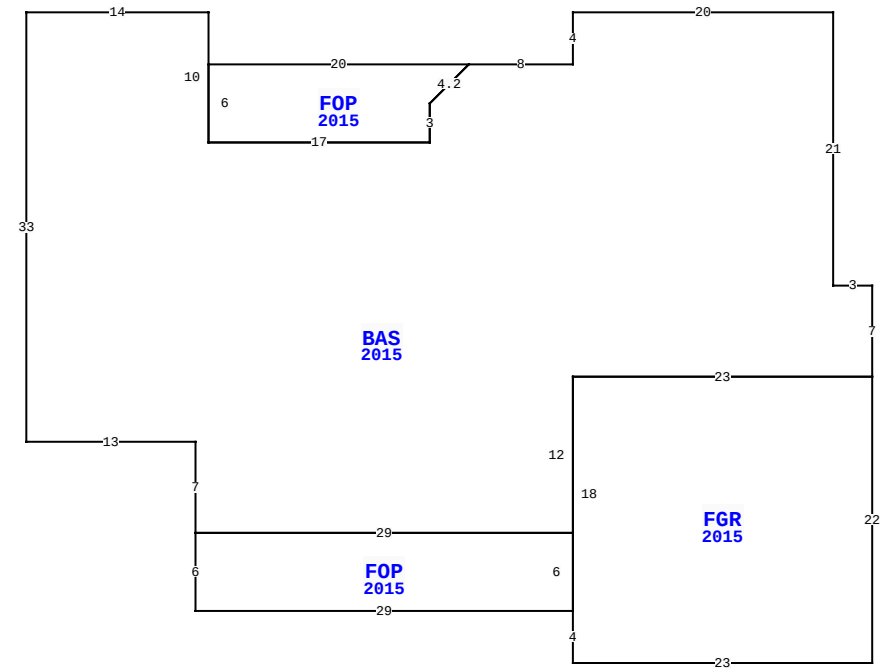
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,952	100	1,952	254,816
FGR	506	55	278	36,290
FOP	107	30	32	4,177
FOP	174	30	52	6,788
TOTALS	2,739		2,314	302,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,314	108.7800	135.98	314,658	2015	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2023 Heated Area: 1952 HX Base Yr



96037 CAYMAN CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		350,967
TOTAL MARKET OB/XF VALUE		89,792
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		515,759
SOH/AGL Deduction		0
ASSESSED VALUE		515,759
TOTAL EXEMPTION VALUE	13	515,759
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		515,759
NCON VALUE		17,901
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707575	GARAGE	108,216	08/22/2017
B1702691	SWIM POOL	59,797	05/01/2017
B1429698	CO ISSUED	0	05/19/2015
B1429698	NEW CONSTR	244,834	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2113/0795	4/03/2017	WD	Q	I	01	284,000
GRANTOR: COURTER VICKY L						
GRANTEE: LOVE MARCIA R						
1949/1852	11/26/2014	WD	U	V	11	100
GRANTOR: COURTER WALTER & JANE						
GRANTEE: COURTER VICKI L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W20 S4 W8 FOP=[YR=2015] W20 S6 E17 N3 R3 U3 $ D3 L3 S3 W17 N10 W14 S33 E13 S7 FOP=[YR=2015] S6 E29 FGR=[YR=2015] S4 E23 N22 W23 S18$ N6 W29$ E29 N12 E23 N7 W3 N21$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2015	2015	3	95	426	
2	0812	CONCRETE C	0	100	0	0	1,910.00	SF	4.00	4.00	100	2015	2015	3	95	7,258	
3	0476	VF 6 SBPL	0	100	0	0	28.00	LF	32.00	32.00	100	2015	2015	3	89	797	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	89	267	
5	0861	POOL GUNIT	0	100	35	15	525.00	SF	85.00	85.00	100	2018	2018	3	87	38,824	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2018	2018	3	82	820	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	82	1,640	
8	0855	CONC PAVER	0	100	0	0	699.00	SF	10.00	10.00	100	2018	2018	3	97	6,780	
9	0911	SCRN RM A	0	100	42	30	1,260.00	SF	17.50	17.50	100	2018	2018	3	82	18,081	
10	0855	CONC PAVER	0	100	24	4	96.00	SF	10.00	10.00	100	2018	2018	3	97	931	

TOTAL OB/XF 75,824

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS

BLOCK 3 LOT 10
IN OR 2113/795
NASSAU LAKES PB 5/70

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96037 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141A-0003-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

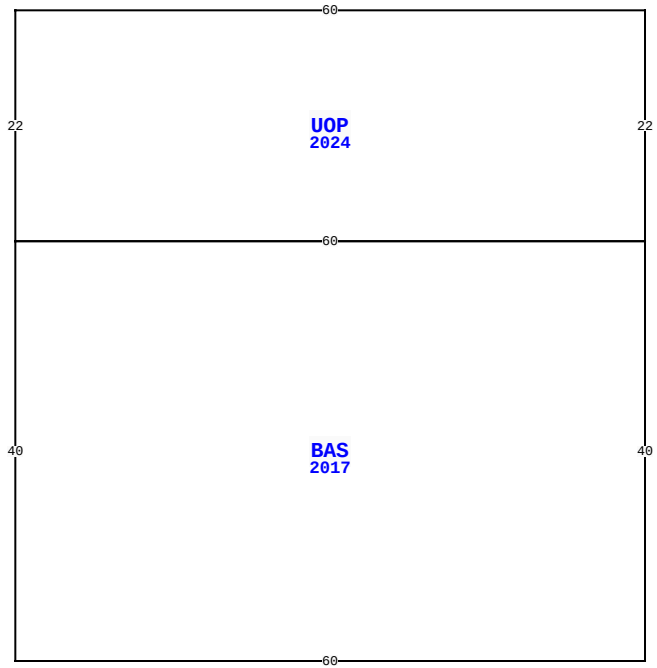
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	44,050
UOP	1,320	20	264	4,845
TOTALS	3,720		2,664	48,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,664	55.2000	19.32	51,468	2018	2018	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2023 Heated Area: 2400 HX Base Yr



96037 CAYMAN CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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TOTAL MARKET VALUE		515,759
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ASSESSED VALUE		515,759
TOTAL EXEMPTION VALUE	13	515,759
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		515,759
NCON VALUE		17,901
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: LOVE MARCIA R						
1949/1852	11/26/2014	WD	U	V	11	100
GRANTOR: COURTER WALTER & JANE						
GRANTEE: COURTER VICKI L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W60 S40 E60 N40 $
UOP=[YR=2024;ORIG=-60,0] E60 N22 W60 S22 $
.

EXTRA FEATURES

LN	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
11	0812	CONCRETE C	0	100	0	0	3,600.00	SF	4.00	4.00	100	2024	2018		97	13,968	

LAND DESCRIPTION

TOTAL OB/XF 13,968

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS