BLOCK 3 LOT 11
IN OR 733/1227
NASSAU LAKES PB 5/70

PIMENTEL JOHN J & JO-ANN M
96055 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141A-0003-0110

BUILDING CHARACTERISTICS

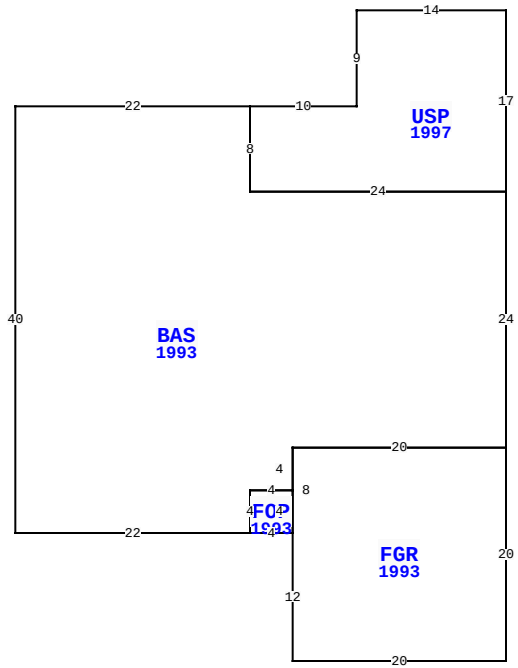
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,472	100	1,472	174,138
FGR	400	55	220	26,026
FOP	16	30	5	592
USP	318	30	95	11,239
TOTALS	2,206		1,792	211,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,792	112.0000	140.00	250,880	1989	1989	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 1997 Heated Area: 1472 HX Base Yr 1997



96055 CAYMAN CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,994
TOTAL MARKET OB/XF VALUE		8,092
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		295,086
SOH/AGL Deduction		163,174
ASSESSED VALUE		131,912
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,912
TOTAL JUST VALUE		295,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20600	REMODEL	5,000	10/01/2007
973909	ADDITION	6,454	05/01/1997
03202	H/AC	1,900	11/16/1989
6269	TEMP POLE	0	10/27/1989
3671	NEW CONSTR	1,500	10/09/1989
6041	NEW CONSTR	75,815	10/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0733/1227	7/11/1995	WD	Q	I		85,000
GRANTOR: FULTON KILBURN K III						
GRANTEE: PIMENTEL JOHN J & J						
0586/1232	12/27/1989	WD	Q	I		80,900
GRANTOR: SEAWARD HOMES INC						
GRANTEE: FULTON KILBURN K II						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1997] W14 S9 W10 BAS=[YR=1993] W22 S40 E22
FOP=[YR=1993] E4 FGR=[YR=1993] S12 E20 N20 W20 S8$ N4 W4 S4$
N4 E4 N4 E20 N24 W24 N8$ S8 E24 N17$.

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	0	0	1,215.00	SF	6.50	6.50	100	1989	1989	3	57	4,502	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
3	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	1997	1997	3	73	128	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1991	1991	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 8,092

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS