BLOCK 3 LOT 13
OR 620/289 & OR 1093/807 &
(CP#02-689 OR 1092/1222)

WATSON ANTHONY F
96093 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141A-0003-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

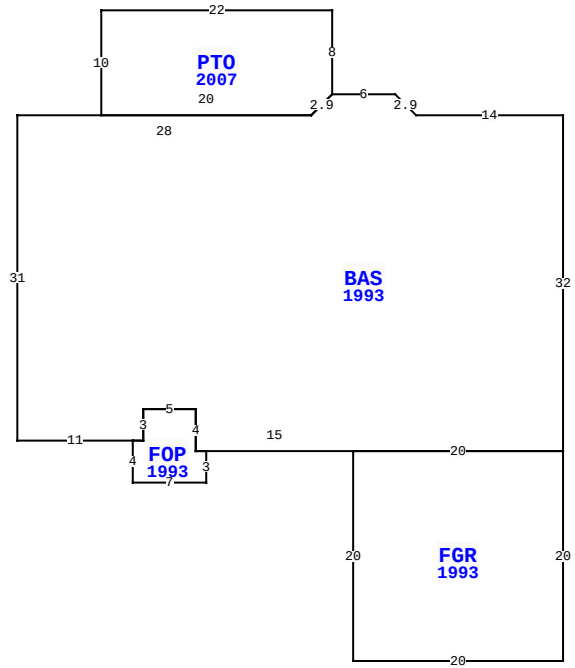
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,648	100	1,648	184,614
FGR	400	55	220	24,645
FOP	42	30	13	1,457
PTO	218	5	11	1,232
TOTALS	2,308		1,892	211,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,892	106.8200	133.52	252,620	1993	1993	0	0	0	16.10	83.90

1 SNGL FAM – 100% - 0 Heated Area: 1648 HX Base Yr



96093 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		211,948
TOTAL MARKET OB/XF VALUE		7,604
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		294,552
SOH/AGL Deduction		156,243
ASSESSED VALUE		138,309
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,309
TOTAL JUST VALUE		294,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8424	NEW CONSTR	67,035	10/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0620/0289	2/26/1991	WD	Q	V		14,900
GRANTOR: BROOKS THOMAS W III						
GRANTEE: WATSON ANTHONY & C						
0582/0024	10/19/1989	WD	U	V	09	265,000
GRANTOR: FNB PROPERTIES INC						
GRANTEE: BROOKS THOMAS W III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 L2 U2 W6 PTO=[YR=2007] N8 W22 S10 E20 R2 U2 $ D2 L2 W28 S31 E11 FOP=[YR=1993] S4 E7 N3 W1 N4 W5 S3 W1$ E1 N3 E5 S4 E15 FGR=[YR=1993] S20 E20 N20 W20$ E20 N32$.

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	0811	CONCRETE B	0	100	0	0	1,461.00	SF	5.20	5.20	100	1993	1993	3	66	5,014	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 7,604

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