



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

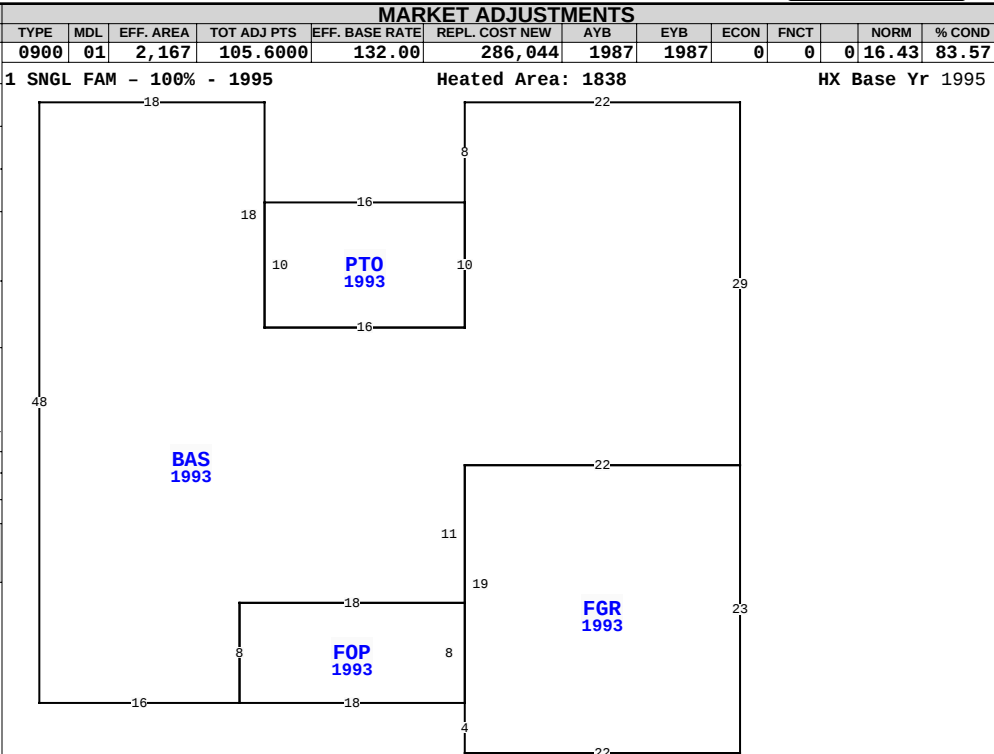
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	1,838	202,754
FGR	506	55	278	30,667
FOP	144	30	43	4,743
PTO	160	5	8	882

TOTALS	2,648		2,167	239,047
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,837.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0510	GARAGE WD-	0	100	41	33	1,353.00	SF	35.00
4	0811	CONCRETE B	0	100	0	0	650.00	SF	5.20



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

96693 CAYMAN CIR, FERNANDINA BEACH

LAND DESCRIPTION										TOTAL OB/XF										28,262	
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	LA VAL				
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					

NASSAU COUNTY PROPERTY										PAGE 1 of 1					
VALUATION SUMMARY										4					
VALUATION BY										STANDARD					
Tax Group: 4										Tax Dist:					
BUILDING MARKET VALUE										239,047					
TOTAL MARKET OB/XF VALUE										28,262					
TOTAL LAND VALUE - MARKET										75,000					
TOTAL MARKET VALUE										342,309					
SOH/AGL Deduction										169,438					
ASSESSED VALUE										172,871					
TOTAL EXEMPTION VALUE										50,000					
BASE TAXABLE VALUE										122,871					
TOTAL JUST VALUE										342,309					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										344,792					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25341	ADDITION	2,300	11/01/2011
E19425	ELEC OTHER	1,200	06/01/2007
B0310976	GARAGE	21,000	04/01/2003
4776	CHNGE SRVC	3	06/09/1992
8094	ADDITION	13,000	05/15/1992
3930	N/A	47,400	03/09/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0701/1328	4/04/1994	WD	Q	I		99,900	
GRANTOR: CORAM RICHARD & JUDIT							
GRANTEE: GRAHAM GREGORY & TE							
0533/1198	12/28/1987	WD	Q	I		86,600	
GRANTOR: MAYAN CONST CO INC							
GRANTEE: CORAM RICHARD & J L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W22 S8 PTO=[YR=1993] W16 S10 E16 N10\$ S10 W16 N18 W18 S48 E16 FOP=[YR=1993] E18 FGR=[YR=1993] S4 E22 N23 W22 S19\$ N8 W18 S8\$ N8 E18 N11 E22 N29\$.									