BLOCK 4 LOT 2
IN OR 2053/1456
NASSAU LAKES PB 5/70 & 71

JOHNSON JILL M & WAYNE A II
96050 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

**2024**

**27-2N-28-141A-0004-0020**

## BUILDING CHARACTERISTICS

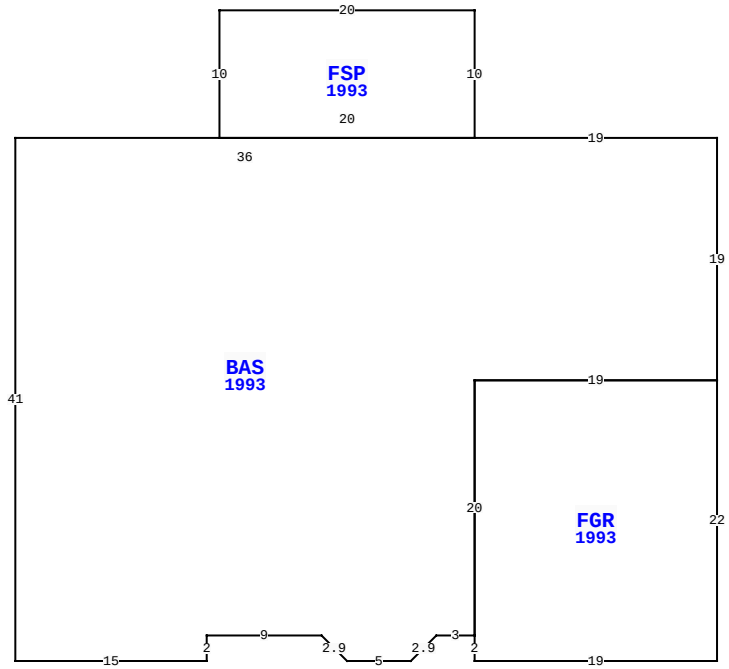
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 12 | CEDAR 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 1,809 | 100 | 1,809 | 204,775 |
| FGR | 418 | 55 | 230 | 26,036 |
| FSP | 200 | 40 | 80 | 9,056 |
| TOTALS | 2,427 | | 2,119 | 239,866 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,119 | 105.0560 | 131.32 | 278,267 | 1987 | 1995 | 0 | 0 | 0 | 13.80 | 86.20 |

1 SNGL FAM – 100% - 2017 Heated Area: 1809 HX Base Yr 2017




| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 05/18/2023 MLU |
| INC DATE | | AG DATE | |

96050 CAYMAN CIR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 257,219 |
| TOTAL MARKET OB/XF VALUE | | 33,978 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 366,197 |
| SOH/AGL Deduction | | 115,587 |
| ASSESSED VALUE | | 250,610 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 200,610 |
| TOTAL JUST VALUE | | 366,197 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 344,922 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1807297 | DETCHD GARAGE | 43,020 | 07/18/2018 |
| 3147 | SWIM POOL | 300 | 07/27/1988 |
| 5060 | SWIM POOL | 7,550 | 07/27/1988 |
| 4249 | N/A | 57,080 | 07/20/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2053/1456 | 6/16/2016 | WD | Q | I | 01 | 230,000 |
| GRANTOR: BOLTON DESIREE DEVITO | | | | | | |
| GRANTEE: JOHNSON JILL M & WA | | | | | | |
| 1656/0981 | 12/24/2009 | WD | U | I | 38 | 135,000 |
| GRANTOR: FISHER DAVID T & DEBO | | | | | | |
| GRANTEE: DEVITO DESIREE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W19 FSP=[YR=1993] N10 W20 S10 E20 $ W36 S41 E15 N2 E9 D2 R2 E5 U2 R2 E3 FGR=[YR=1993] S2E19 N22 W19 S20 $ N20 E19 N19 $ .

## 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 | 0861 | POOL GUNIT | 0 | 100 | 15 | 31 | 465.00 | SF | 85.00 | 85.00 | 100 | 1988 | 1988 | 3 | 20 | 7,905 | |
| 2 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 864.00 | SF | 7.25 | 7.25 | 100 | 1988 | 1988 | 3 | 54.5 | 3,414 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,470.00 | SF | 4.00 | 4.00 | 100 | 1987 | 1987 | 3 | 52 | 3,058 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1987 | 1987 | 3 | 62 | 2,170 | |
| 5 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 408.00 | LF | 32.00 | 32.00 | 100 | 2018 | 2018 | 3 | 94 | 12,273 | |
| 6 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2018 | 2018 | 3 | 94 | 282 | |
| 7 | 0462 | ST/AL FNC | 0 | 100 | 132 | 0 | 528.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 87 | 4,594 | |
| 8 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2018 | 2018 | 3 | 94 | 282 | |

## LAND DESCRIPTION

TOTAL OB/XF 33,978

| 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 | 0003 | 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 4 LOT 2
IN OR 2053/1456
NASSAU LAKES PB 5/70 & 71

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**2024**

**27-2N-28-141A-0004-0020**

## NASSAU COUNTY PROPERTY



## 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 |

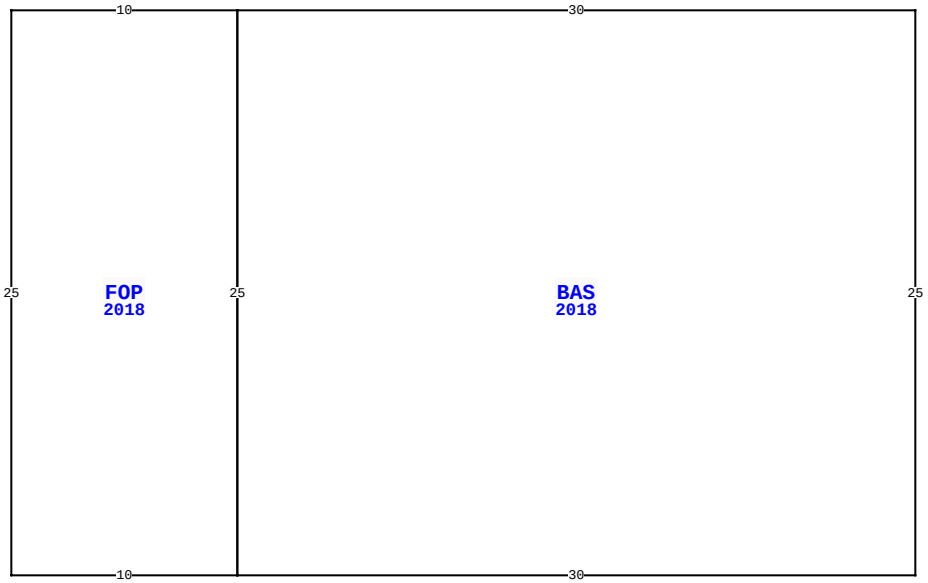
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 750 | 100 | 750 | 15,775 |
| FOP | 250 | 30 | 75 | 1,578 |
| TOTALS | 1,000 | | 825 | 17,353 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 825 | 63.2500 | 22.14 | 18,266 | 2018 | 2018 | 0 | 0 | 0 | 5.00 | 95.00 |

2 GARAGE RES – 100% - 2017 Heated Area: 750 HX Base Yr 2017




| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 | NW | LGL DATE |
| XF DATE | | | LAND DATE 05/18/2023 MLU |
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96050 CAYMAN CIR, FERNANDINA BEACH

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| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 200,610 |
| TOTAL JUST VALUE | | 366,197 |
| NCON VALUE | | 0 |
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| PREVIOUS YEAR MKT VALUE | | 344,922 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2053/1456 | 6/16/2016 | WD | Q | I | 01 | 230,000 |
| GRANTOR: BOLTON DESIREE DEVITO | | | | | | |
| GRANTEE: JOHNSON JILL M & WA | | | | | | |
| 1656/0981 | 12/24/2009 | WD | U | I | 38 | 135,000 |
| GRANTOR: FISHER DAVID T & DEBO | | | | | | |
| GRANTEE: DEVITO DESIREE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W30 FOP=[YR=2018] W10 S25 E10 N25$ S25 E30 N25$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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