BLOCK 4 LOT 32 (EX N 5 FT)
NASSAU LAKES PB 5/70

HO HY HANG/LUU TU ANH
96694 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141A-0004-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

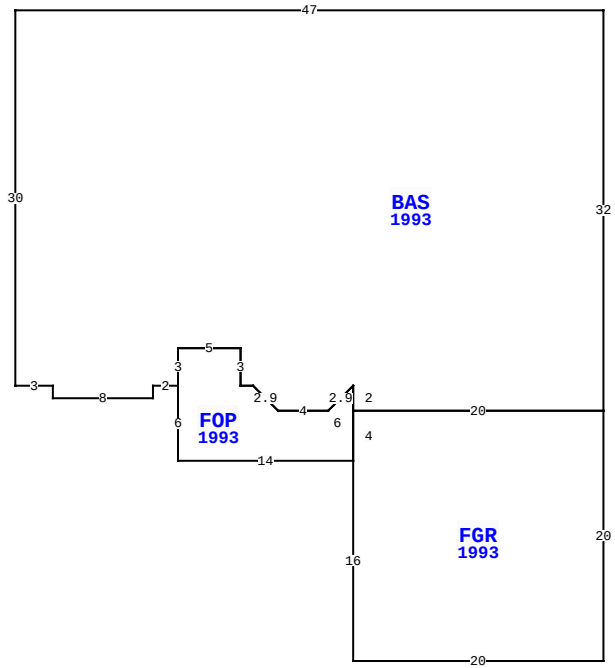
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,455	100	1,455	191,949
FGR	400	55	220	29,023
FOP	87	30	26	3,430
TOTALS	1,942		1,701	224,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,701	114.1000	142.62	242,597	1992	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2024 Heated Area: 1455 HX Base Yr 2024



96694 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		224,402
TOTAL MARKET OB/XF VALUE		3,641
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		303,043
SOH/AGL Deduction		0
ASSESSED VALUE		303,043
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		253,043
TOTAL JUST VALUE		303,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614897	REPAIR/RRF	0	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1598	11/30/2023	WD	Q	I	02	420,000
GRANTOR: HAYNES RISE N						
GRANTEE: HO HY HANG						
2332/0721	1/14/2020	QC	U	I	11	100
GRANTOR: HAYNES JONATHAN						
GRANTEE: HAYNES RISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S30 E3 S1 E8 N1 E2 FOP=[YR=1993] S6 E14
FGR=[YR=1993] S16 E20 N20 W20 S4$ N6 D2 L2 W4 U2 L2 W1
N3 W5 S3$ N3 E5 S3 E1 D2 R2 E4 U2 R2 S2 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	1,094.00	SF	5.20	5.20	100	1992	1992	3	64	3,641	

LAND DESCRIPTION

TOTAL OB/XF 3,641

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