



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 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 90
Interior Floor	12 HARDWOOD 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
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
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NEIGHBORHOOD/LOC	4011.00
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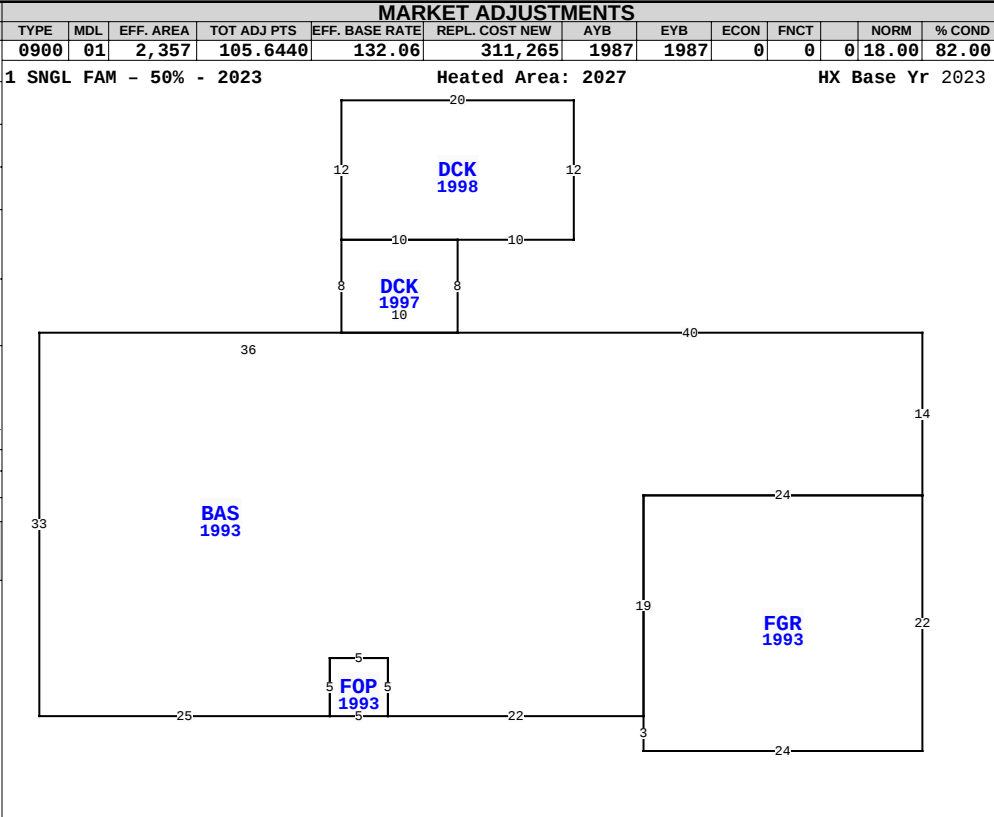
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,027	100	2,027	219,503
DCK	80	10	8	866
DCK	240	10	24	2,599
FGR	528	55	290	31,404
FOP	25	30	8	866

TOTALS	2,900	2,357	255,237
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	50	0	0	3,044.00	SF	4.00
3	0810	CONCRETE A	0	50	0	0	393.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	50	0003	PUD	0.00	0.00	1.00

REVIEW DATE	07/23/2020	BY	KWA
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96718 CAYMAN CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
2	0812	CONCRETE C	0	50	0	0	3,044.00	SF	4.00	4.00	100	1987	1987	3	52	6,332	
3	0810	CONCRETE A	0	50	0	0	393.00	SF	6.50	6.50	100	1997	1997	3	73	1,865	

TOTAL OB/XF										10,367		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	
03 PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00		

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,237
TOTAL MARKET OB/XF VALUE		10,367
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		340,604
SOH/AGL Deduction		6,769
ASSESSED VALUE		333,835
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		283,835
TOTAL JUST VALUE		340,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2002091	CHNGE SRVC	2,000	03/09/2020
R1615121	REPAIR/RRF	0	06/23/2016
980925	REPAIR/RRF	0	04/01/1998
973886	ADDITION	2,737	04/01/1997
3932	N/A	52,400	03/09/1987

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R1615121	REPAIR/RRF	0	06/23/2016
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973886	ADDITION	2,737	04/01/1997
3932	N/A	52,400	03/09/1987

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W40 DCK=[YR=1997] N8 DCK=[YR=1998] E10 N12 W20 S12 E10 \$ W10 S8 E10 \$ W36 S33 E25 FOP=[YR=1993] E5 N5 W5 S5 \$ N5 E5 S5 E22 FGR=[YR=1993] S3 E24 N22 W24 S19 \$ N19 E24 N14 \$.									