BLOCK 3 LOT 16
IN OR 1920/1712
NASSAU LAKES 1B REPLAT PB6/175

BASILE SHANNON M
96249 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141B-0003-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

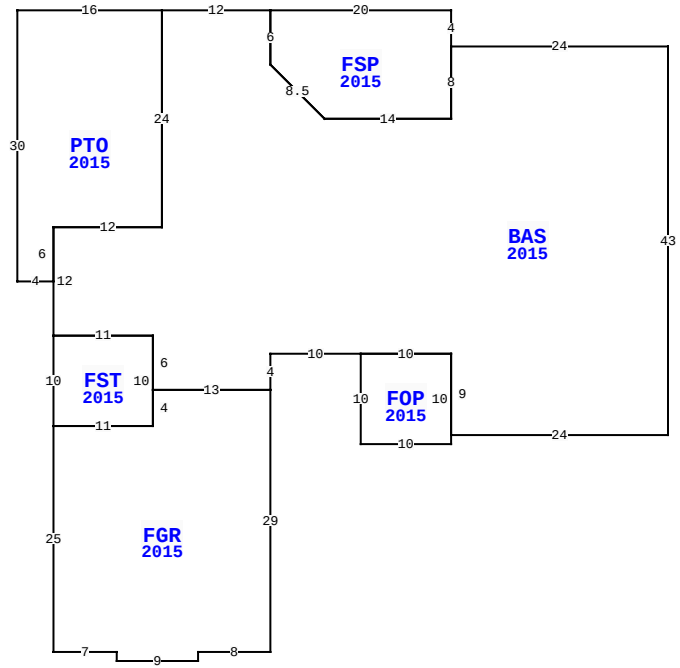
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,224	100	2,224	298,746
FGR	661	55	364	48,896
FOP	100	30	30	4,030
FSP	222	40	89	11,955
FST	110	55	60	8,060
PTO	408	5	20	2,687
TOTALS	3,725		2,787	374,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,787	111.3600	139.20	387,950	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2016 Heated Area: 2224 HX Base Yr 2016



96249 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		374,372
TOTAL MARKET OB/XF VALUE		10,417
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		459,789
SOH/AGL Deduction		184,568
ASSESSED VALUE		275,221
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		225,221
TOTAL JUST VALUE		459,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429022	CO ISSUED	0	01/29/2015
B1429022	NEW CONSTR	289,145	07/01/2014
B0210190	NEW CONSTR	148,730	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1920/1712	6/03/2014	WD	Q	V	01	53,000
GRANTOR: ADAMS VICTORIA A						
GRANTEE: BASILE SHANNON M						
1771/0220	12/30/2011	QC	U	V	11	100
GRANTOR: ADAMS SHAWN M						
GRANTEE: ADAMS VICTORIA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 FSP=[YR=2015] N4 W20 S6 D6 R6 E14 N8$ S8 W14 U6 L6 N6 W12 PTO=[YR=2015] W16 S30 E4 N6 E12 N24$ S24 W12 S12 FST=[YR=2015] S10 FGR=[YR=2015] S25 E7 S1 E9 N1 E8 N29 W13 S4 W11$ E11 N10 W11$ E11S6 E13 N4 E10 FOP=[YR=2015] S10 E10 N10 W10$ E10 S9 E24 N43$.

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	0812	CONCRETE C	0	100	0	0	1,848.00	SF	4.00	4.00	100	2015	2015	3	95	7,022	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 10,417

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	000133	C	SFR LAKE	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 07/23/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS