

BLOCK 3 LOT 21
IN OR 2034/936
NASSAU LAKES 1B REPLAT PB6/175

BRYANT JEANETTE E LIVING TRUST/CLARK ELIZABETH BRY
96381 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141B-0003-0210



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
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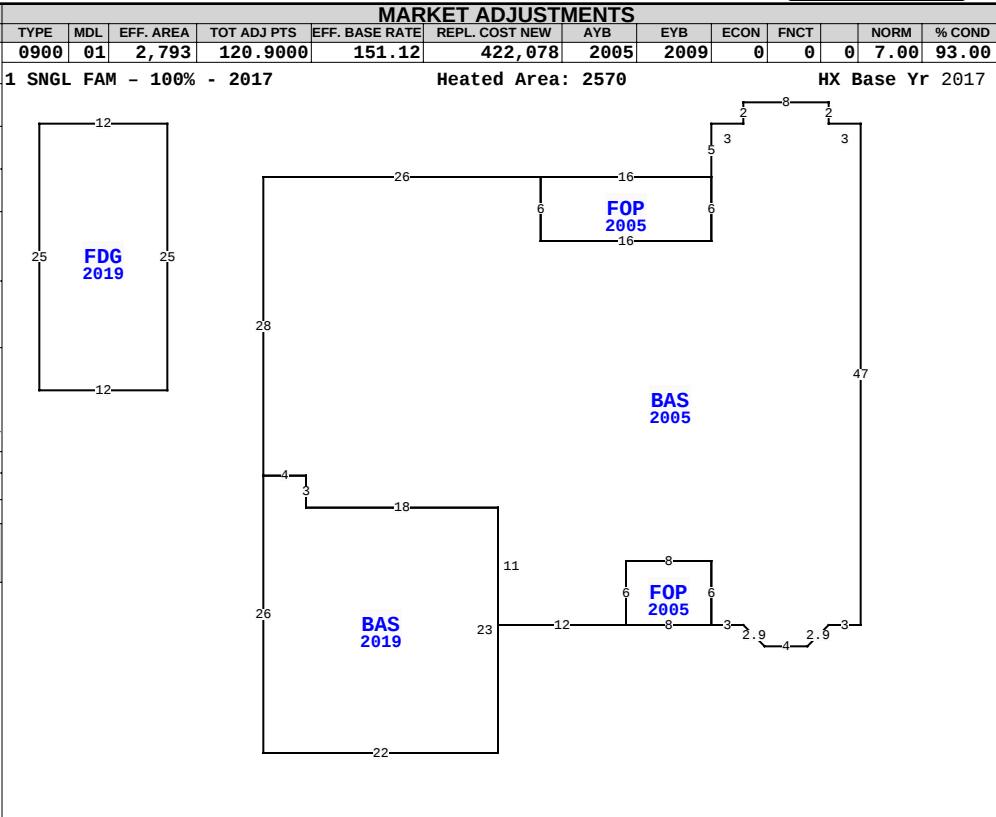
NEIGHBORHOOD/LOC	4011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	288,391
BAS	518	100	518	72,800
FDG	300	60	180	25,298
FOP	48	30	14	1,968
FOP	96	30	29	4,075

TOTALS	3,014		2,793	392,533
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,612.00	SF	4.00	4.00	
2	0911	SCRN RM A	0	100	42	27	1,134.00	SF	17.50	17.50	
3	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	622.00	SF	7.25	7.25	
5	0855	CONC PAVER	0	100	0	0	505.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	



96381 CAYMAN CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
39,983											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		392,533	
TOTAL MARKET OB/XF VALUE		39,983	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		507,516	
SOH/AGL Deduction		156,905	
ASSESSED VALUE		350,611	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		300,611	
TOTAL JUST VALUE		507,516	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		492,447	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1900609	REMODEL	200,000	01/22/2019
B1900612	GARAGE	14,340	01/22/2019
E0514927	ELEC OTHER	2,000	05/01/2005
M09583	MECH OTHER	0	04/01/2005
R07415	REPAIR/RRF	2,700	04/01/2005
B14897	NEW CONSTR	156,179	04/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2034/0936	3/17/2016	FJ	U	I	11
GRANTOR: BRYANT JEANETTE E EST					
GRANTEE: JEANETTE E BRYANT L					
1300/1422	3/09/2005	WD	Q	I	
GRANTOR: NASSAU BUILDERS INC					
GRANTEE: BRYANT JESSE R & JE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W3 N2 W8 S2 W3 S5 FOP=[YR=2005] W16 S6 E16 N6\$ S6 W16 N6 W26 S28 BAS=[YR=2019] S26 E22 N23 W18 N3 W4\$ E4 S3 E18 S11 E12 FOP=[YR=2005] E8 N6 W8 S6\$ N6 E8 S6 E3 D2 R2 E4 U2 R2 E3 N47\$ PTR=[YR=2019] W12 S25 E12 N25\$ E65\$.											