

BLOCK 3 LOT 23
IN OR 1762/1435
NASSAU LAKES 1B REPLAT PB6/175

GIACOMINI MICHAEL J & KAREN
96417 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141B-0003-0230



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

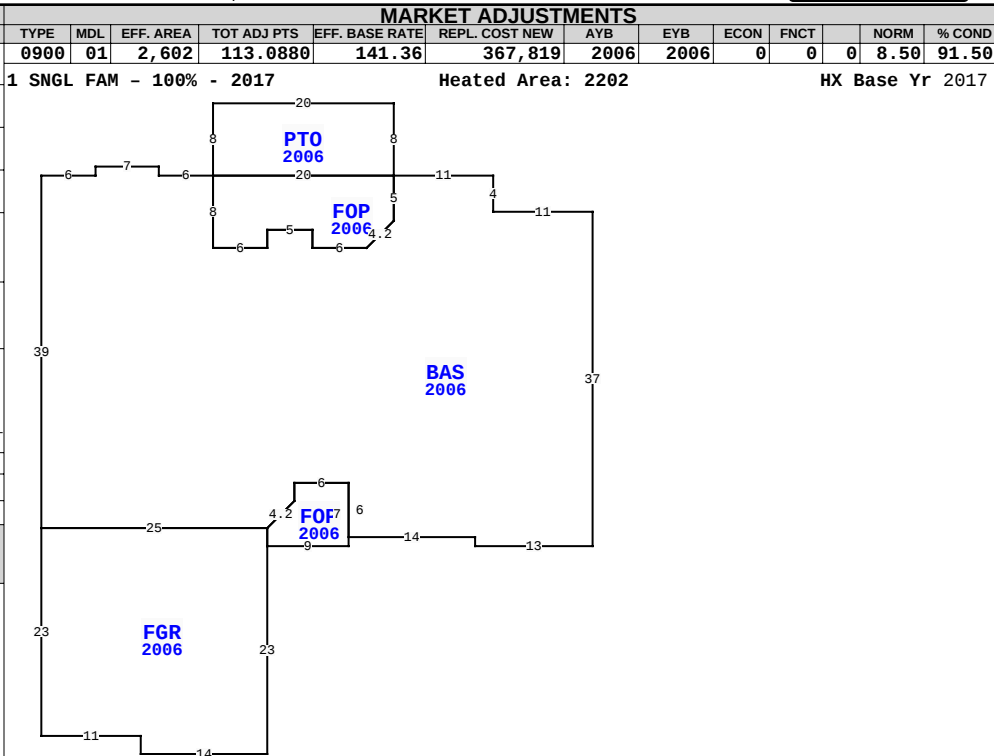
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,202	100	2,202	284,817
FGR	603	55	332	42,943
FOP	53	30	16	2,070
FOP	146	30	44	5,691
PTO	160	5	8	1,035

TOTALS	3,164		2,602	336,554
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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	2,116.00	SF	4.00	4.00	
2	0510	GARAGE WD-	0	100	24	35	840.00	SF	35.00	35.00	
3	0911	SCRN RM A	0	100	8	19	152.00	SF	17.50	17.50	

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	



96417 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	0812	CONCRETE C	0	100	0	0	2,116.00	SF	4.00	4.00	100	2006	2006	3	87	7,364	
2	0510	GARAGE WD-	0	100	24	35	840.00	SF	35.00	35.00	100	2013	2013	3	71	20,874	
3	0911	SCRN RM A	0	100	8	19	152.00	SF	17.50	17.50	100	2017	2017	3	78	2,075	

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	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		336,554	
TOTAL MARKET OB/XF VALUE		30,313	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		441,867	
SOH/AGL Deduction		140,048	
ASSESSED VALUE		301,819	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		251,819	
TOTAL JUST VALUE		441,867	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		428,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704449	SCRN ROOM	2,164	05/01/2017
B1327383	SHED840SF	34,121	06/01/2013
M10975	MECH OTHER	0	01/01/2006
E16560	ELEC OTHER	1,600	01/01/2006
E16036	TEMP POLE	1,800	10/01/2005
P10053	OTHER	0	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1762/1435	9/28/2011	WD	Q	I	02	230,000
GRANTOR: MAY JOHN & KELLY A						
GRANTEE: GIACOMINI MICHAEL J						
1462/1001	11/30/2006	WD	Q	I		363,000
GRANTOR: ADAMS HERBERT & GLORI						
GRANTEE: MAY JOHN & KELLY A						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W11 N4 W11 PTO=[YR=2006] N8 W20 S8 E20 \$ FOP=[YR=2006] W20 S8 E6 N2 E5 S2 E6 R3 U3 N5\$ S5 D3 L3 W6 N2W5 S2 W6 N8 W6 N1 W7 S1 W6 S39 FGR=[YR=2006] S23 E11 S2 E14 N23 FOP=[YR=2006] E9 N7 W6 S2 L3 D3 S2\$ N2 W25\$ E25 U3 R3 N2 E6 S6 E14 S1 E13 N37\$.											