BLOCK 4 LOT 4
NASSAU LAKES 1B REPLAT PB6/175

YONN JARROD & ROBYN
806 ADAMS RD
FERNANDINA BEACH, FL 32034

**2024**

**27-2N-28-141B-0004-0040**

## BUILDING CHARACTERISTICS

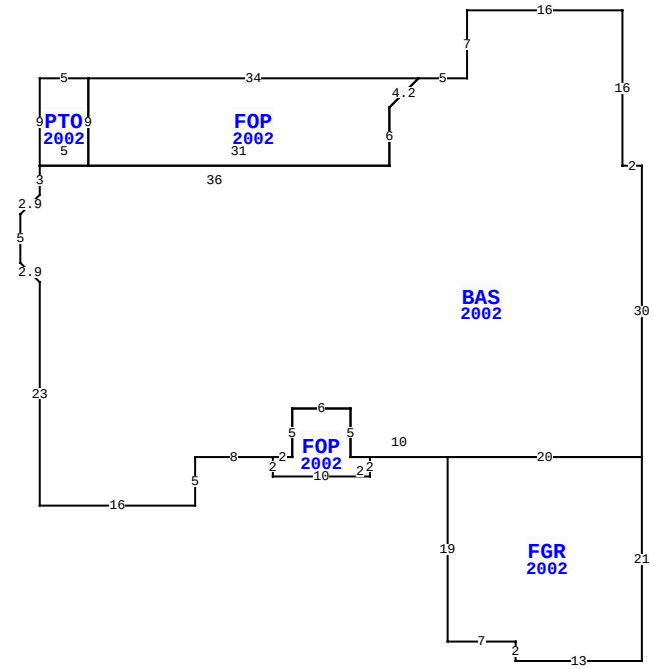
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 |
| NEIGHBORHOOD/LOC | 4011.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,248 | 100 | 2,248 | 281,272 |
| FGR | 406 | 55 | 223 | 27,902 |
| FOP | 50 | 30 | 15 | 1,877 |
| FOP | 284 | 30 | 85 | 10,635 |
| PTO | 45 | 5 | 2 | 251 |
| TOTALS | 3,033 | | 2,573 | 321,936 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,573 | 111.8400 | 139.80 | 359,705 | 2002 | 2002 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM – 0% - 2024 Heated Area: 2248 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/18/2023 MLU |
| INC DATE | | AG DATE | |

96118 CAYMAN CIR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 321,936 |
| TOTAL MARKET OB/XF VALUE | 31,340 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 428,276 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 428,276 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 428,276 |
| TOTAL JUST VALUE | 428,276 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 415,343 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0209383 | SWIM POOL | 6,000 | 02/01/2002 |
| P015184 | NEW CONSTR | 0 | 12/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2661/1090 | 8/09/2023 | WD | Q | I | 01 | 532,500 |
| GRANTOR: KLING MICHAEL E & MIC | | | | | | |
| GRANTEE: YONN JARROD & ROBYN | | | | | | |
| 1746/1188 | 6/13/2011 | WD | U | I | 11 | 205,000 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: KLING MICHAEL E & M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W16 S7 W5 FOP=[YR=2002] W34 PTO=[YR=2002] W5 S9 E5 N9$ S9 E31 N6 R3 U3 $ D3 L3 S6 W36 S3 D2 L2 S5 R2 D2 S23 E16 N5 E8 FOP=[YR=2002] S2 E10 N2 W2 N5 W6 S5 W2$ E2 N5 E6 S5 E10 FGR=[YR=2002] S19 E7 S2 E13 N21 W20$ E20 N30 W2 N16$.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 86 | 3,010 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,605.00 | SF | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 82 | 5,264 | |
| 3 | 0910 | SCRN RM L | 0 | 0 | 0 | 0 | 1,289.00 | SF | 15.00 | 15.00 | 100 | 2002 | 2002 | 3 | 20 | 3,867 | |
| 4 | 0861 | POOL GUNIT | 0 | 0 | 0 | 0 | 392.00 | SF | 85.00 | 85.00 | 100 | 2002 | 2002 | 3 | 29 | 9,663 | |
| 5 | 0845 | KOOL DECK | 0 | 0 | 0 | 0 | 664.00 | SF | 7.25 | 7.25 | 100 | 2002 | 2002 | 3 | 82 | 3,947 | |
| 6 | 0871 | POOL HTR R | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2002 | 2002 | 3 | 20 | 400 | |
| 7 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,309.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 83 | 4,346 | |
| 8 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 41.00 | LF | 32.00 | 32.00 | 100 | 2003 | 2003 | 3 | 61 | 800 | |
| 9 | 0475 | VF 4 SBPL | 0 | 0 | 0 | 0 | 5.00 | LF | 14.00 | 14.00 | 100 | 2003 | 2003 | 3 | 61 | 43 | |

## LAND DESCRIPTION

TOTAL OB/XF 31,340

| 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 | 0 | | 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