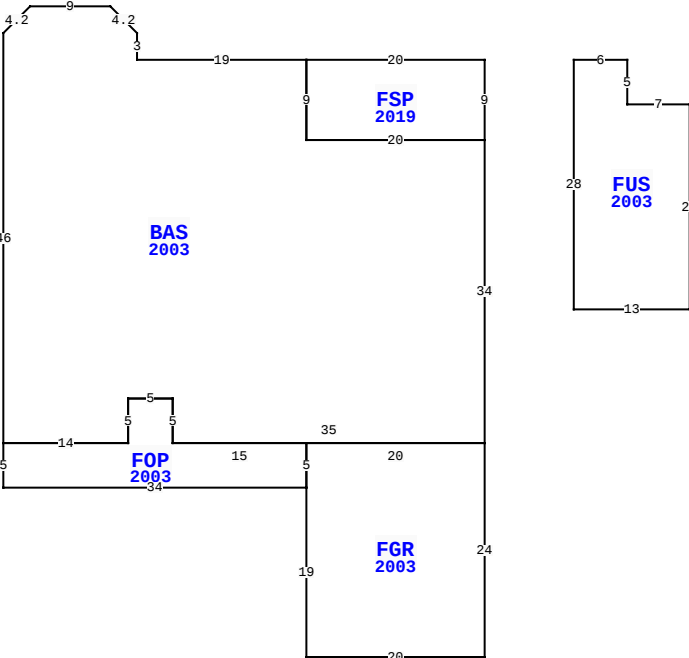


KLOEPFER MATTHEW ALAN/SHIRLEY KALEENA L
96156 CAYMAN CIR
FERNANDINA BEACH, FL 32034

27-2N-28-141B-0004-0060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																	
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																														
Exterior Wall		10	ABOVE AVG 100							0900	01	2,921	110.3560	137.94	402,923	2003	2003	0	0	0	9.50	90.50	VALUATION BY																														
Roof Structur		08	IRREGULAR 100							1 SNGL FAM - 100% - 2018														Heated Area: 2527										HX Base Yr 2018										STANDARD									
Roof Cover		03	COMP SHNGL 100																														Tax Group: 4										Tax Dist:										
Interior Wall		05	DRYWALL 100																														BUILDING MARKET VALUE										364,645										
Interior Floo		13	LVT/LAMNT 60																														TOTAL MARKET OB/XF VALUE										37,781										
Interior Floo		11	CLAY TILE 40																														TOTAL LAND VALUE - MARKET										75,000										
Air Condition		03	CENTRAL 100																														TOTAL MARKET VALUE										477,426										
Heating Type		04	AIR DUCTED 100																														SOH/AGL Deduction										130,484										
Bedrooms			4 100																														ASSESSED VALUE										346,942										
Bathrooms			3 100																														TOTAL EXEMPTION VALUE										HX HB 50,000										
Frame		02	WOOD FRAME 100																														BASE TAXABLE VALUE										296,942										
Stories		2.	2. 100																														TOTAL JUST VALUE										477,426										
Units			0 100							NCON VALUE										0																																	
Occupancy		00	NONE 100							INCOME VALUE																																											
										PREVIOUS YEAR MKT VALUE										463,662																																	
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	2,198	100	2,198	274,389																																																	
FGR	480	55	264	32,956																																																	
FOP	195	30	58	7,241																																																	
FSP	180	40	72	8,988																																																	
FUS	329	100	329	41,071																																																	
TOTALS		3,382		2,921	364,645																																																
EXTRA FEATURES					96156 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	0861	POOL GUNIT	0 100	0	0	578.00	SF	85.00	85.00	100	2003	2003	3	32	15,722																																						
2	0812	CONCRETE C	0 100	0	0	2,148.00	SF	4.00	4.00	100	2003	2003	3	83	7,131																																						
3	0911	SCRN RM A	0 100	0	0	1,100.00	SF	17.50	17.50	100	2003	2003	3	21	4,043																																						
4	0845	KOOL DECK	0 100	0	0	522.00	SF	7.25	7.25	100	2003	2003	3	83	3,141																																						
5	0351	CARPORT MT	0 100	30	20	600.00	SF	10.00	10.00	100	2004	2004	3	22	1,320																																						
6	0812	CONCRETE C	0 100	0	0	1,488.00	SF	4.00	4.00	100	2004	2004	3	84	5,000																																						
7	0476	VF 6 SBPL	0 100	0	0	50.00	LF	32.00	32.00	100	2015	2015	3	89	1,424																																						
LAND DESCRIPTION										TOTAL OB/XF										37,781																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																																				