

PEPLER SUSAN J & MARK D
96164 CAYMAN CIR
FERNANDINA BEACH, FL 32034-8098

27-2N-28-141B-0004-0070

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure08

ABOVE AVG 100 IRREGULAR 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

030512140304
COMP SHNGL 100 DRYWALL 100 HARDWOOD 70 CARPET 30 CENTRAL 100 AIR DUCTED 100 4 100 3 100 WOOD FRAME 100 1.5 1.5 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

030100MKT AREA044011.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,6051002,605319,605 FGR7145539348,216 FOP19630597,239 FOP318309511,655 FUS31010031038,033

TOTALS4,1433,462424,748

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200820083923,220

20812CONCRETE C0100003,816.00SF4.004.001002008200838913,585

30861POOL GUNIT010000514.00SF85.0085.001002021202139541,506

40855CONC PAVER010000880.00SF10.0010.00100202120213998,712

50476VF 6 SBPL01000025.00LF32.0032.0010020182018394752

60462ST/AL FNC01001200480.00SF10.0010.00100202120213954,560

70463FENCE GATE0100001.00UT300.00300.0010020212021398294

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNITTYPEDTDPH FACT% CONDTOT ADJUNIT PRICELAND VALUEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE01/11/2022BYKWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND

0900013,462104.4200130.52451,860200820100006.0094.00

1 SNGL FAM - 100% - 2009Heated Area: 2915HX Base Yr 2009

BLD DATEXF DATEINC DATE

96164 CAYMAN CIR, FERNANDINA BEACH

LGL DATELAND DATEAG DATE

05/18/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE424,748

TOTAL MARKET OB/XF VALUE72,629

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE572,377

SOH/AGL Deduction262,141

ASSESSED VALUE310,236

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE260,236

TOTAL JUST VALUE572,377

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE555,047

PERMIT NUMDESCRIPTIONAMTISSUED

R2101047REPAIR/RRF32,00002/01/2021

B2012715SWIM POOL45,00012/18/2020

M13467MECH OTHER011/01/2007

E19768ELEC OTHER2,50008/01/2007

P12568OTHER007/01/2007

C20098CO ISSUED006/01/2007

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

1505/17336/15/2007WD U V 01100

GRANTOR: PEPPLER SUSAN J

GRANTEE: PEPPLER SUSAN J & M

1080/19259/16/2002WD Q V30,800

GRANTOR: NASSAU LAKES INC

GRANTEE: PEPPLER SUSAN L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W19 FOP=[YR=2008] W24 S10 E11 S6 E13 N16 \$ S16 W13 N6 W11 N10 W21 S32 FGR=[YR=2008] S34 E21 N10 FOP=[YR=2008] E30 N6 W11 N2 W8 S2 W11 S6 \$ N24 W21 \$ E21 S18 E11 N2 E8 S2 E11 S9 E13 N59 \$ PTR= W75 S30 FUS=[YR=2008] W13 S10 W4 S6 E4 S6 E13 N22\$ N30 E75 \$.