

BLOCK 4 LOT 12
IN OR 1313/846
NASSAU LAKES 1B REPLAT PB6/175

MCCANN SYLVIE
PO BOX 15151
FERNANDINA BEACH, FL 32035-3103

2024

27-2N-28-141B-0004-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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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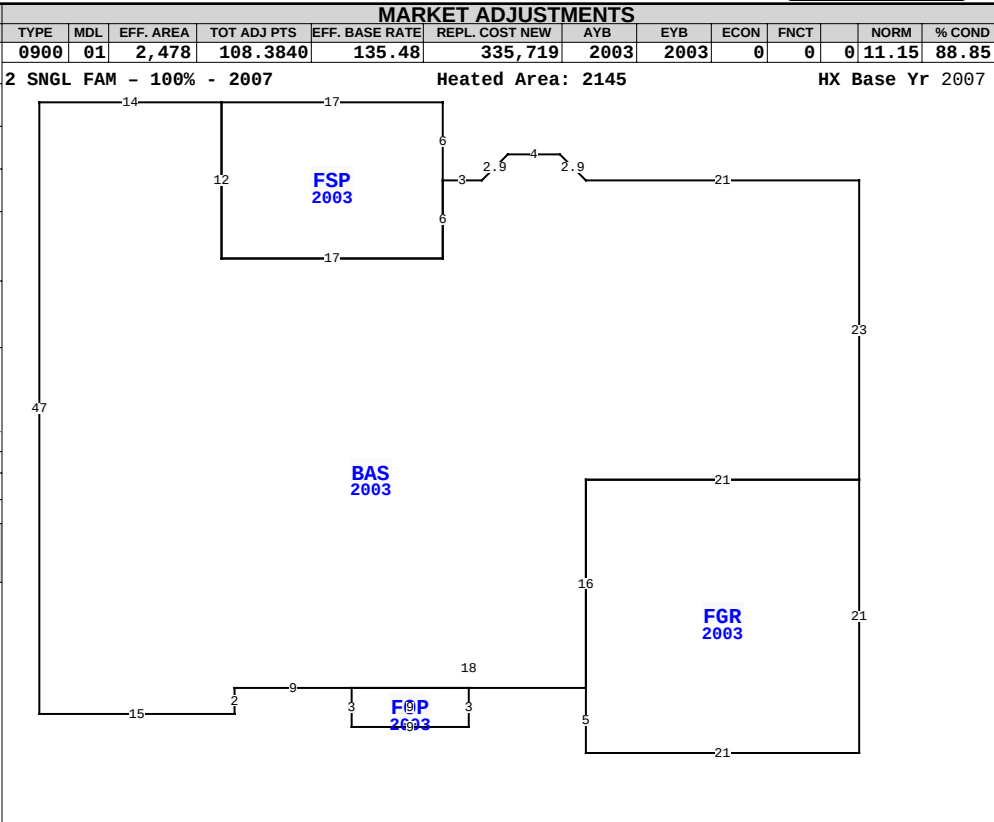
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,145	100	2,145	258,203
FGR	441	55	243	29,251
FOP	27	30	8	963
FSP	204	40	82	9,870

TOTALS	2,817		2,478	298,286
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	1,145.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00

REVIEW DATE	07/24/2020	BY	KWA
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96252 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0812	CONCRETE C	0 100	0	0	1,145.00	SF	4.00	4.00	100	2003	2003	3	83	3,801	

TOTAL OB/XF										6,846						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		298,286	
TOTAL MARKET OB/XF VALUE		6,846	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		380,132	
SOH/AGL Deduction		188,197	
ASSESSED VALUE		191,935	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		141,935	
TOTAL JUST VALUE		380,132	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		367,126	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106077	ROOF	25,000	05/12/2021
C0311375	CO ISSUED	0	01/08/2004
B0311375	NEW CONSTR	149,340	07/01/2003
95-01917	NEW CONSTR	63,694	05/01/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1313/0846	4/29/2005	QC	U	I	06	100			
GRANTOR: BOYETTE TIMOTHY H									
GRANTEE: MCCANN SYLVIE									
1248/1720	7/28/2004	WD	U	I	06	100			
GRANTOR: MCCANN SYLVIE									
GRANTEE: MCCANN SYLVIE & TIM									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2003] W21 U2 L2 W4 D2 L2 W3 FSP=[YR=2003] N6 W17 S12 E17 N6\$ S6 W17 N12 W14 S47 E15 N2 E9 FOP=[YR=2003] S3 E9 N3 W9\$ E18 FGR=[YR=2003] S5 E21 N21 W21 S16\$ N16 E21 N23\$.									