



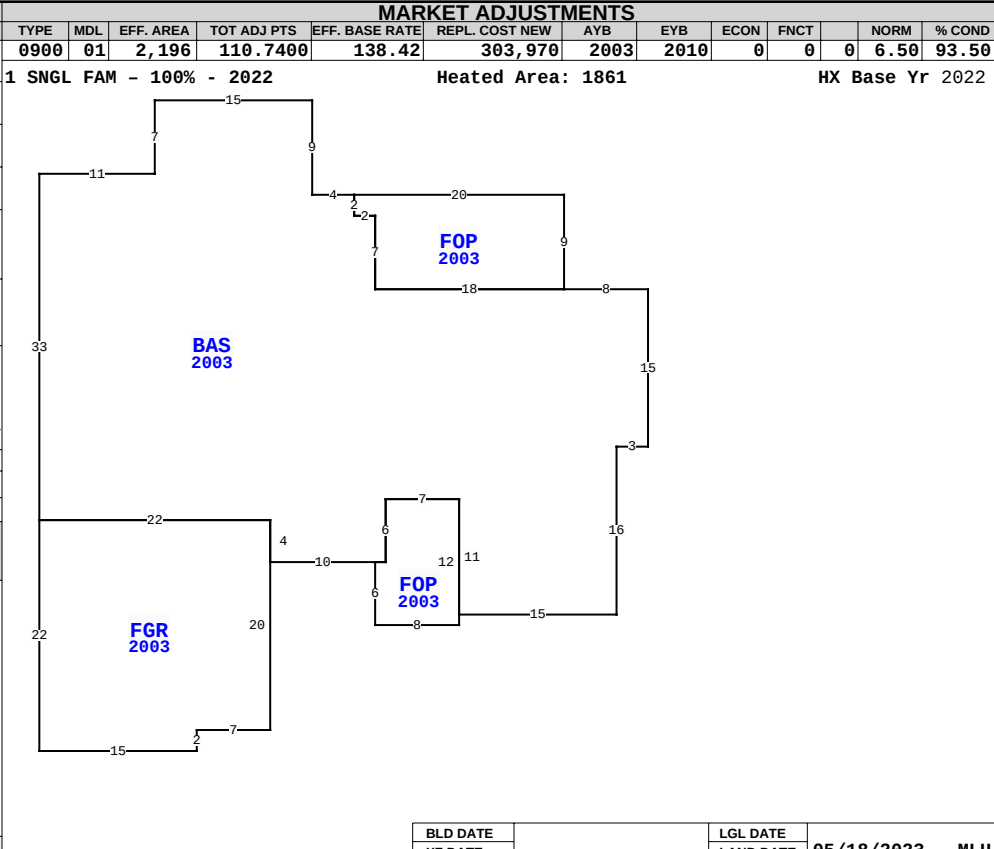
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,861	100	1,861	240,856
FGR	470	55	258	33,391
FOP	90	30	27	3,494
FOP	166	30	50	6,471
TOTALS	2,587		2,196	284,212

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	2,176.00	SF	4.00	4.00
3	0861	POOL GUNIT	0 100	0	0	396.00	SF	85.00	85.00
4	0911	SCRN RM A	0 100	0	0	1,200.00	SF	17.50	17.50
5	0845	KOOL DECK	0 100	0	0	1,124.00	SF	7.25	7.25
6	0812	CONCRETE C	0 100	0	0	1,646.00	SF	4.00	4.00
7	0940	SHEDS/PORT	0 100	16	12	192.00	SF	37.50	37.50
8	0680	POLE SHED	0 100	16	8	128.00	SF	10.00	10.00

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



96448 CAYMAN CIR, FERNANDINA BEACH				XF DATE					LAND DATE	05/18/2023	MLU
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045		
2,176.00	SF	4.00	4.00	100	2003	2003	3	83	7,224		
396.00	SF	85.00	85.00	100	2004	2004	3	36	12,118		
1,200.00	SF	17.50	17.50	100	2004	2004	3	22	4,620		
1,124.00	SF	7.25	7.25	100	2004	2004	3	84	6,845		
1,646.00	SF	4.00	4.00	100	2007	2007	3	88	5,794		
192.00	SF	37.50	37.50	100	2007	2007	3	31	2,232		
128.00	SF	10.00	10.00	100	2007	2007	3	48	614		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	297,063		
TOTAL MARKET OB/XF VALUE	42,492		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	414,555		
SOH/AGL Deduction	57,146		
ASSESSED VALUE	357,409		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	307,409		
TOTAL JUST VALUE	414,555		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	418,161		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104178	ROOF	31,200	04/06/2021
B0310778	NEW CONSTR	179,000	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2523/0812	12/17/2021	WD	Q	I	01
					SALE PRICE
					545,000
GRANTOR: GRADY JOHN W & CANDIC					
GRANTEE: WHICKER DANA & SUSAN					
1164/1041	8/21/2003	WD	Q	I	
					196,000
GRANTOR: FRAZIER CONSTRUCTION					
GRANTEE: GRADY JOHN W & CAND					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2003] W8 FOP=[YR=2003] N9 W20 S2 E2 S7 E18\$ W18 N7 W2 N2 W4 N9 W15 S7 W11 S33 FGR=[YR=2003] S22 E15 N2 E7 N20 W22\$E22 S4 E10 FOP=[YR=2003] S6 E8 N12 W7 S6 W1\$ E1 N6 E7 S11 E15 N16E3 N15\$.									

[illegible]