BLOCK 4 LOT 21
IN OR 2164/1875
NASSAU LAKES 1B REPLAT PB6/175

HOLMES DAVID & ROBIN
96496 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141B-0004-0210

BUILDING CHARACTERISTICS

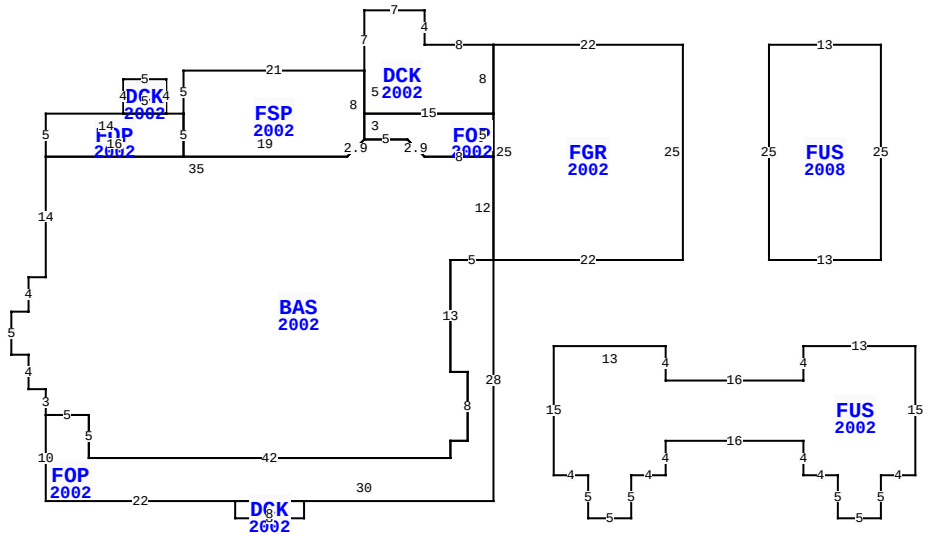
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,746	100	1,746	219,406
DCK	16	10	2	251
DCK	20	10	2	251
DCK	148	10	15	1,885
FGR	550	55	302	37,950
FOP	63	30	19	2,387
FOP	80	30	24	3,016
FOP	384	30	115	14,451
FSP	208	40	83	10,430
FUS	552	100	552	69,365
TOTALS	4,092		3,185	400,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,185	108.1000	135.12	430,357	2002	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2018 Heated Area: 2623 HX Base Yr 2018



** This building has 11 Sub-Areas

96496 CAYMAN CIR, FERNANDINA BEACH

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

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	0812	CONCRETE C	0	100	0	0	2,333.00	SF	4.00	4.00	100	2002	2002	3	82	7,652	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
3	0812	CONCRETE C	0	100	0	0	630.00	SF	4.00	4.00	100	2002	2002	3	82	2,066	
4	0479	VF PICKET	0	100	0	0	216.00	LF	10.00	10.00	100	2004	2004	3	64	1,382	
5	0861	POOL GUNIT	0	100	0	0	483.00	SF	85.00	85.00	100	2004	2004	3	36	14,780	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	22	220	
7	0855	CONC PAVER	0	100	0	0	874.00	SF	10.00	10.00	100	2004	2004	3	84	7,342	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		400,232
TOTAL MARKET OB/XF VALUE		36,452
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		511,684
SOH/AGL Deduction		145,976
ASSESSED VALUE		365,708
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		315,708
TOTAL JUST VALUE		511,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108943	NEW CONSTR	170,000	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2164/1875	12/14/2017	WD	Q	I	01	399,000
GRANTOR: HEWITT JOHN & MARGARE						
GRANTEE: HOLMES DAVID & ROBI						
2107/0443	3/13/2017	WD	U	I	30	2,642
GRANTOR: HEWITT JOHN W & MARGA						
GRANTEE: THE HEWITT FAMILY T						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2002] W22 DCK=[YR=2002] W8 N4 W7 S7 FSP=[YR=2002] W21 S5 FOP=[YR=2002] W2 DCK=[YR=2002] N4 W5 S4 E5 $ W14 S5 BAS=[YR=2002] S14 W2 S4 W2 S5 E2 S4 E2 S3FOP=[YR=2002] S10 E22 DCK=[YR=2002] S2 E8 N2 W8 $ E30 N28 W5 S13 E2 S8 W2 S2 W42 N5 W5 $ E5 S5 E42 N2 E2 N8 W2 N13 E5 N12 W8 U2 L2 W5 D2 L2 W35 $ E16 N5 $ S5 E19 U2 R2 N8 $ S5 FOP=[YR=2002] S3 E5 R2 D2 E8 N5 W15 $ E15 N8 $ S25 E22 N25 $ PTR=S35 W15 FUS=[YR=2002] E13 S4 E16 N4 E13 S15 W4 S5 W5 N5 W4 N4 W16 S4 W4 S5 W5 N5 W4 N15$ E15 N35 PTR= E10 FUS=[YR=2008] E13 S25 W13 N25$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 36,452

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/24/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS