

BLOCK 4 LOT 23
IN OR 2199/1266
NASSAU LAKES 1B REPLAT PB6/175

RAYBURN SHAW MARLENA MARIE
96550 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141B-0004-0230



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

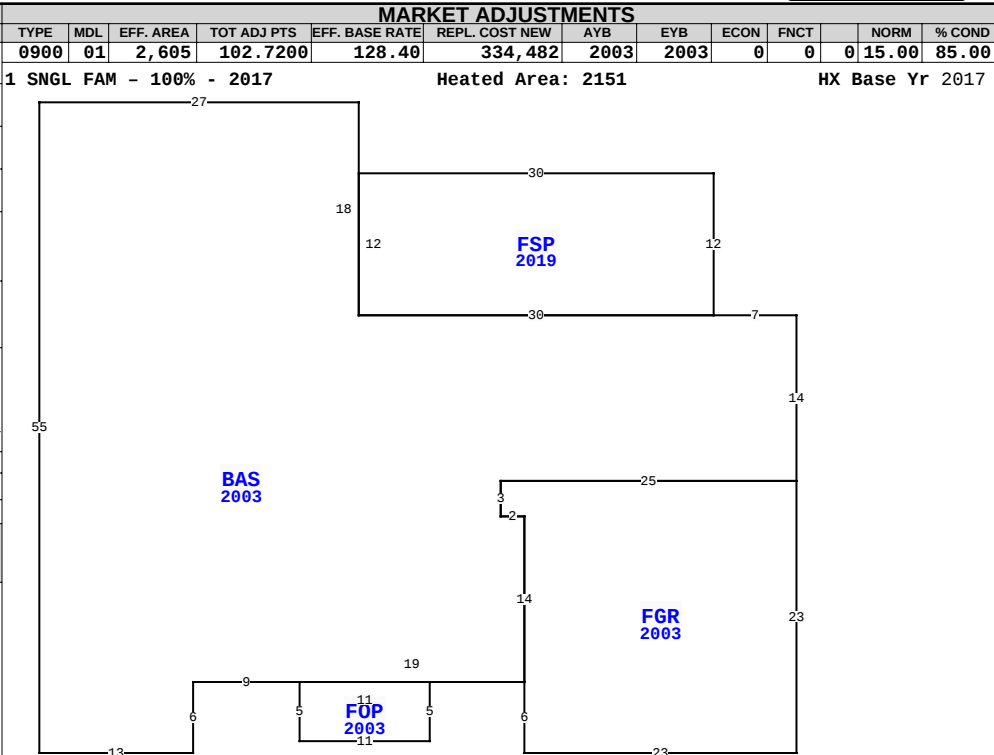
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,151	100	2,151	234,760
FGR	535	55	294	32,088
FOP	55	30	16	1,746
FSP	360	40	144	15,717

TOTALS	3,101		2,605	284,310
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0511	GARAGE CB-	0 100	30	24	720.00	SF	40.00	40.00	100	2003
2	0812	CONCRETE C	0 100	0	0	1,460.00	SF	4.00	4.00	100	2003
3	0812	CONCRETE C	0 100	0	0	2,350.00	SF	4.00	4.00	100	2009

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



96550 CAYMAN CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
37,211											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				284,310	
TOTAL MARKET OB/XF VALUE				37,211	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				396,521	
SOH/AGL Deduction				118,186	
ASSESSED VALUE				278,335	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				228,335	
TOTAL JUST VALUE				396,521	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				385,129	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0210112	C0 ISSUED	0	01/15/2003
B0210228	GARAGE	23,760	09/01/2002
B0210112	NEW CONSTR	161,640	08/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2199/1266	4/27/2018	QC	U	I	11	100	
GRANTOR: RAYBURN PAUL SCOTT							
GRANTEE: RAYBURN MARLENA MAR							
1567/0053	5/16/2008	WD	Q	I		335,000	
GRANTOR: MARONE JEFFREY G & D0							
GRANTEE: RAYBURN PAUL & MARL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W7 FSP=[YR=2019] N12 W30 S12 E30\$ W30 N18 W27 S55 E13 N6 E9 FOP=[YR=2003] S5 E11 N5 W11\$ E19 FGR=[YR=2003] S6 E23 N23 W25 S3 E2 S14\$ N14 W2 N3 E25 N14\$.											