BLOCK 4 LOT 25
IN OR 1155/675
NASSAU LAKES 1B REPLAT PB6/175

WALTON TODD D & CYNTHIA A
96608 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141B-0004-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

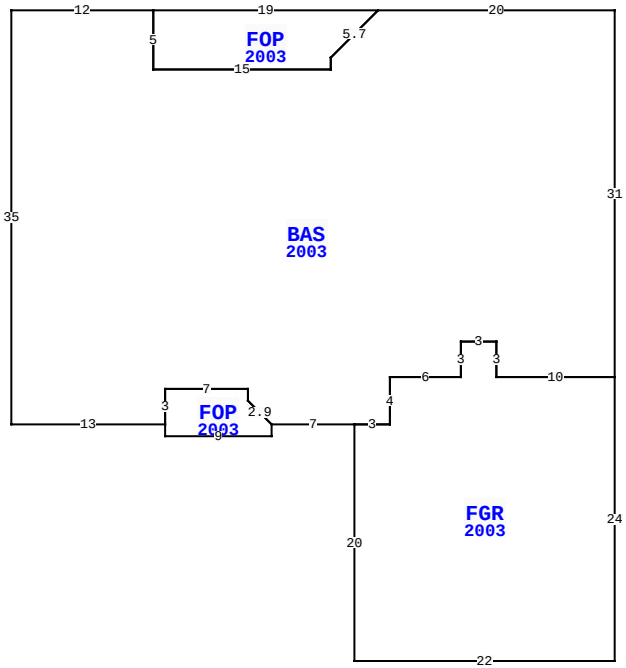
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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
NEIGHBORHOOD/LOC	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,594	100	1,594	197,609
FGR	525	55	289	35,828
FOP	32	30	10	1,240
FOP	83	30	25	3,099
TOTALS	2,234		1,918	237,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,918	107.8000	134.75	258,450	2003	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2004 Heated Area: 1594 HX Base Yr 2004



96608 CAYMAN CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,774
TOTAL MARKET OB/XF VALUE		68,317
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		381,091
SOH/AGL Deduction		185,970
ASSESSED VALUE		195,121
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,121
TOTAL JUST VALUE		381,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109769	REPAIR/RRF	18,461	09/01/2021
B1631741	SCRNENCL	11,880	02/01/2016
B1531180	SWIM POOL	42,185	09/01/2015
M1420544	H/AC	0	12/23/2014
EX140714	WD DECK	0	05/05/2014
C0310716	CO ISSUED	0	06/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1155/0675	7/21/2003	WD	U	I	19	130,600
GRANTOR: FRAZIER CONSTRUCTION						
GRANTEE: WALTON TODD D & CYN						
1106/0582	1/09/2003	WD	U	V	19	31,500
GRANTOR: NO MO NASSAU LAKES IN						
GRANTEE: FRAZIER CONSTRUCTIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W20 FOP=[YR=2003] W19 S5 E15 N1 U4 R4 $ D4 L4 S1 W15 N5 W12 S35 E13 FOP=[YR=2003] S1 E9 N1 U2 L2 N1 W7 S3$ N3 E7 S1 D2 R2 E7 FGR=[YR=2003] S20 E22 N24 W10 N3 W3 S3 W6 S4 W3$ E3 N4 E6 N3 E3 S3 E10 N31$.

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	1,981.00	SF	4.00	4.00	100	2003	2003	3	83	6,577	
2	1242	WD DECK A	0	100	0	0	325.00	SF	10.00	10.00	100	2014	2014	3	65	2,113	
3	0861	POOL GUNIT	0	100	0	0	377.00	SF	85.00	85.00	100	2015	2015	3	78	24,995	
4	0911	SCRN RM A	0	100	0	0	1,710.00	SF	17.50	17.50	100	2015	2015	3	70	20,948	
5	0855	CONC PAVER	0	100	0	0	1,008.00	SF	10.00	10.00	100	2015	2015	3	95	9,576	
6	0810	CONCRETE A	0	100	0	0	228.00	SF	6.50	6.50	100	2015	2015	3	95	1,408	
7	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	100	2016	2016	3	90	2,160	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540	

LAND DESCRIPTION

TOTAL OB/XF 68,317

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	0003	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