BLOCK 4 LOT 28
IN OR 1013/1618
NASSAU LAKES 1B REPLAT PB6/175

CARROLL MICHAEL C & BARBARA J
96672 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141B-0004-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

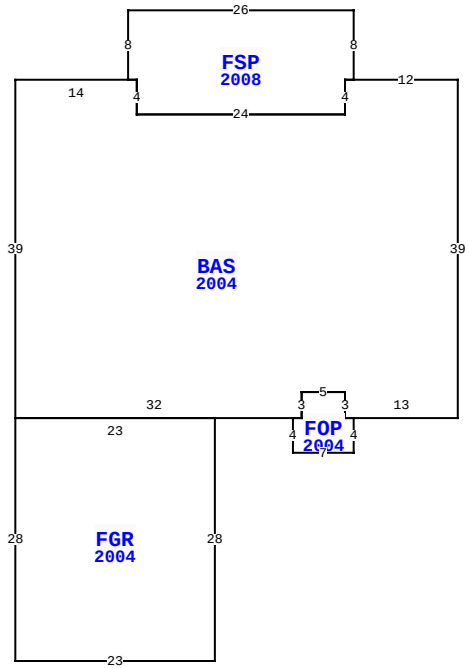
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,878	100	1,878	231,010
FGR	644	55	354	43,545
FOP	43	30	13	1,599
FSP	304	40	122	15,007
TOTALS	2,869		2,367	291,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,367	114.7580	143.45	339,546	2004	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2005 Heated Area: 1878 HX Base Yr 2005



96672 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		291,161
TOTAL MARKET OB/XF VALUE		31,813
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		397,974
SOH/AGL Deduction		190,040
ASSESSED VALUE		207,934
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,934
TOTAL JUST VALUE		397,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21892	SWIM POOL	26,700	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1013/1618	10/17/2001	WD	Q	V		30,500
GRANTOR: NASSAU LAKES INC						
GRANTEE: CARROLL MICHAEL & B						
0699/0417	2/28/1994	WD	U	V	19	118,000
GRANTOR: PITTMAN & RINEY						
GRANTEE: NASSAU LAKES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 FSP=[YR=2008] N8 W26 S8 E1 S4 E24 N4 E1$ W1 S4 W24 N4 W14 S39 FGR=[YR=2004] S28 E23 N28 W23$ E32
FOP=[YR=2004] S4 E7 N4 W1 N3 W5 S3 W1$ E1 N3 E5 S3 E13 N39$.

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	2,125.00	SF	4.00	4.00	100	2004	2004	3	84	7,140	
2	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2008	2008	3	52	18,564	
3	0462	ST/AL FNC	0	100	0	0	456.00	SF	10.00	10.00	100	2008	2008	3	52	2,371	
4	0855	CONC PAVER	0	100	0	0	420.00	SF	10.00	10.00	100	2008	2008	3	89	3,738	

LAND DESCRIPTION

TOTAL OB/XF 31,813

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