BLOCK 4 LOT 3
IN OR 1347/1244
NASSAU LAKES PB 5/70

GRAY COLIN I & RITA L
96086 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141A-0004-0030

BUILDING CHARACTERISTICS

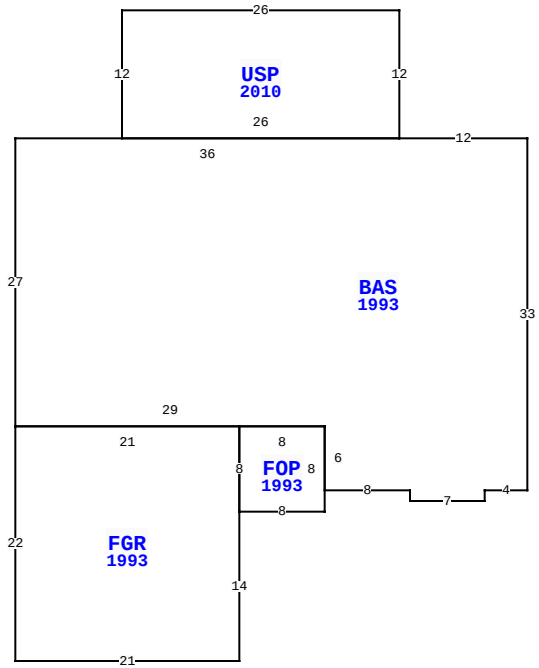
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	1993	1,417	184,445
FGR	462	55	1993	254	33,062
FOP	64	30	1993	19	2,473
USP	312	30	2010	94	12,236
TOTALS	2,255			1,784	232,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,784	111.8000	147.58	263,283	1990	2000	0	0	0	11.80	88.20

1 SNGL FAM – 100% - 2006 Heated Area: 1417 HX Base Yr 2006



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

96086 CAYMAN CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,216
TOTAL MARKET OB/XF VALUE		7,139
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		334,355
SOH/AGL Deduction		181,896
ASSESSED VALUE		152,459
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,737
TOTAL JUST VALUE		334,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1705388	REPAIR/RRF	0	08/01/2017
6306	NEW CONSTR	56,601	02/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/1244	9/06/2005	WD	Q	I		210,000
GRANTOR: JONES HOEL E & KAREN						
GRANTEE: GRAY COLIN I & RITA						
1301/1196	3/14/2005	WD	Q	I		173,400
GRANTOR: BEVINGTON JULIE A						
GRANTEE: JONES HOEL E & KARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12USP=[YR=2010] N12 W26 S12 E26 $W36 S27
FGR=[YR=1993] S22 E21 N14 FOP=[YR=1993] E8 N8 W8 S8 $ N8 W21
$ E29 S6 E8 S1 E7 N1 E4 N33 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	779.00	SF	5.20	5.20	100	1990	1990	3	57	2,309	
3	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	2016	2016	3	70	2,520	

LAND DESCRIPTION

TOTAL OB/XF 7,139

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	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 07/23/2020 BY KWA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS