BLOCK 4 LOT 32 (EX N 5 FT)
NASSAU LAKES PB 5/70

HO HY HANG/LUU TU ANH
96694 CAYMAN CIR
FERNANDINA BEACH, FL 32034

**2025**

**27-2N-28-141A-0004-0320**

## BUILDING CHARACTERISTICS

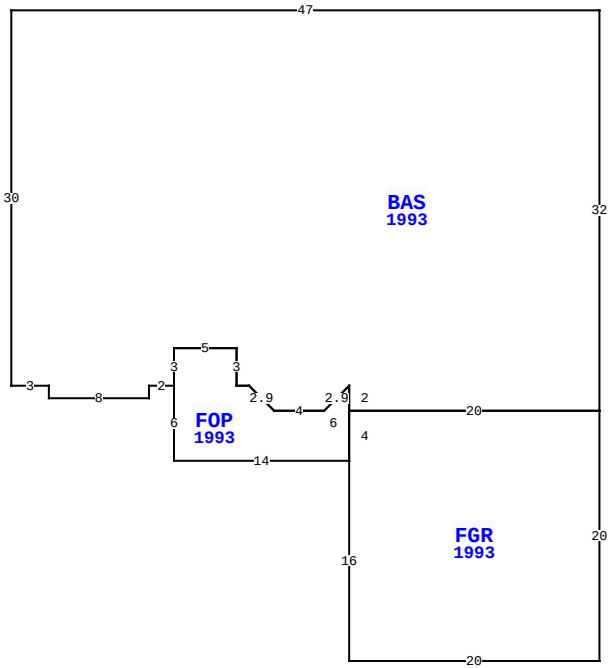
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 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 | 1,455 | 100 | 1993 | 1,455 | 199,416 |
| FGR | 400 | 55 | 1993 | 220 | 30,152 |
| FOP | 87 | 30 | 1993 | 26 | 3,564 |
| TOTALS | 1,942 | | | 1,701 | 233,131 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,701 | 114.1000 | 150.61 | 256,188 | 1992 | 2005 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 1455 HX Base Yr 2024




96694 CAYMAN CIR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/25/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 233,131 |
| TOTAL MARKET OB/XF VALUE | | 3,527 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 331,658 |
| SOH/AGL Deduction | | 19,827 |
| ASSESSED VALUE | | 311,831 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 261,109 |
| TOTAL JUST VALUE | | 331,658 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 303,043 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1614897 | REPAIR/RRF | 0 | 05/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2681/1598 | 11/30/2023 | WD | Q | I | 02 | 420,000 |
| GRANTOR: HAYNES RISE N | | | | | | |
| GRANTEE: HO HY HANG | | | | | | |
| 2332/0721 | 1/14/2020 | QC | U | I | 11 | 100 |
| GRANTOR: HAYNES JONATHAN | | | | | | |
| GRANTEE: HAYNES RISE | | | | | | |

## BUILDING NOTES

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,094.00 | SF | 5.20 | 5.20 | 100 | 1992 | 1992 | 3 | 62 | 3,527 | |

## BUILDING DIMENSIONS

BAS=[YR=1993] W47 S30 E3 S1 E8 N1 E2 FOP=[YR=1993] S6 E14
FGR=[YR=1993] S16 E20 N20 W20 S4$ N6 D2 L2 W4 U2 L2 W1
N3 W5 S3$ N3 E5 S3 E1 D2 R2 E4 U2 R2 S2 E20 N32$.

## LAND DESCRIPTION

TOTAL OB/XF 3,527

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS