BLOCK 4 LOT 33 & N5 FT OF 32
NASSAU LAKES PB 5/70 & 71

MCBEE TONY C/MCBEE CALI M
96718 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141A-0004-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

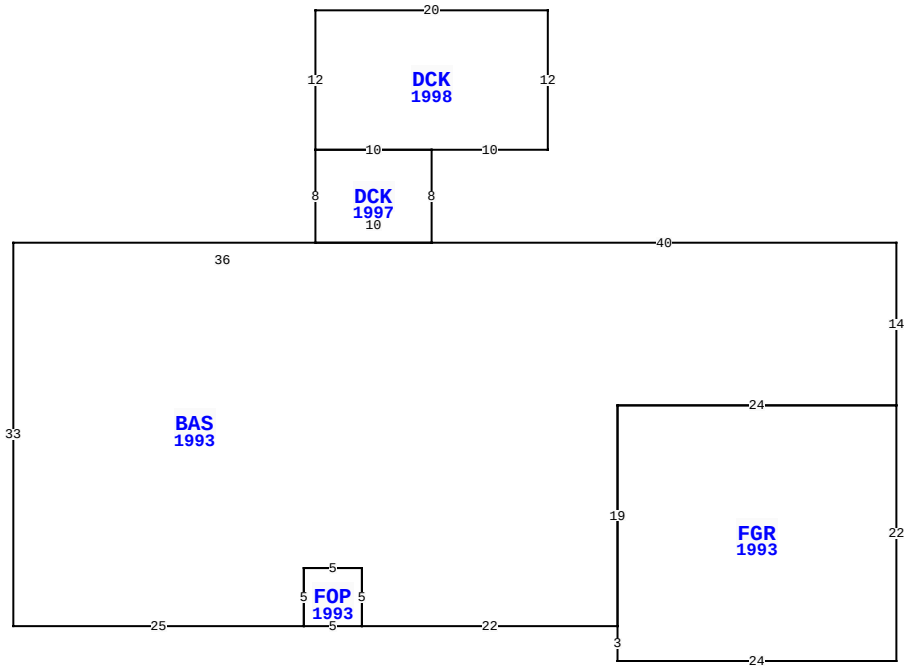
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	2,027	100	1993	2,027	244,505
DCK	80	10	1997	8	965
DCK	240	10	1998	24	2,895
FGR	528	55	1993	290	34,981
FOP	25	30	1993	8	965
TOTALS	2,900			2,357	284,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,357	105.6440	139.45	328,684	1987	1997	0	0	0	13.50	86.50

1 SNGL FAM – 50% - 2023 Heated Area: 2027 HX Base Yr 2023



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

96718 CAYMAN CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,312
TOTAL MARKET OB/XF VALUE		9,966
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		389,278
SOH/AGL Deduction		33,671
ASSESSED VALUE		355,607
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		304,885
TOTAL JUST VALUE		389,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2002091	CHNGE SRVC	2,000	03/09/2020
R1615121	REPAIR/RRF	0	06/23/2016
980925	REPAIR/RRF	0	04/01/1998
973886	ADDITION	2,737	04/01/1997
3932	N/A	52,400	03/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/1541	4/25/2022	QC	U	I	11	100
GRANTOR: STEWART LACI D						
GRANTEE: MCBEE TONY C						
2557/1978	4/22/2022	FJ	U	I	11	0
GRANTOR: MCBEE MELANIE A EST						
GRANTEE: STEWART LACIE D & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 DCK=[YR=1997] N8 DCK=[YR=1998] E10 N12 W20 S12 E10 $ W10 S8 E10 $ W36 S33 E25 FOP=[YR=1993] E5 N5 W5 S5 $ N5 E5 S5 E22 FGR=[YR=1993] S3 E24 N22 W24 S19 $ N19 E24 N14 $.

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	50	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	0812	CONCRETE C	0	50	0	0	3,044.00	SF	4.00	4.00	100	1987	1987	3	49.5	6,027	
3	0810	CONCRETE A	0	50	0	0	393.00	SF	6.50	6.50	100	1997	1997	3	72	1,839	

LAND DESCRIPTION

TOTAL OB/XF 9,966

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	50	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