

BLOCK 3 LOT 14
IN OR 1111/1109
NASSAU LAKES 1B REPLAT PB6/175

SCOTT FREDERICK M
96111 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141B-0003-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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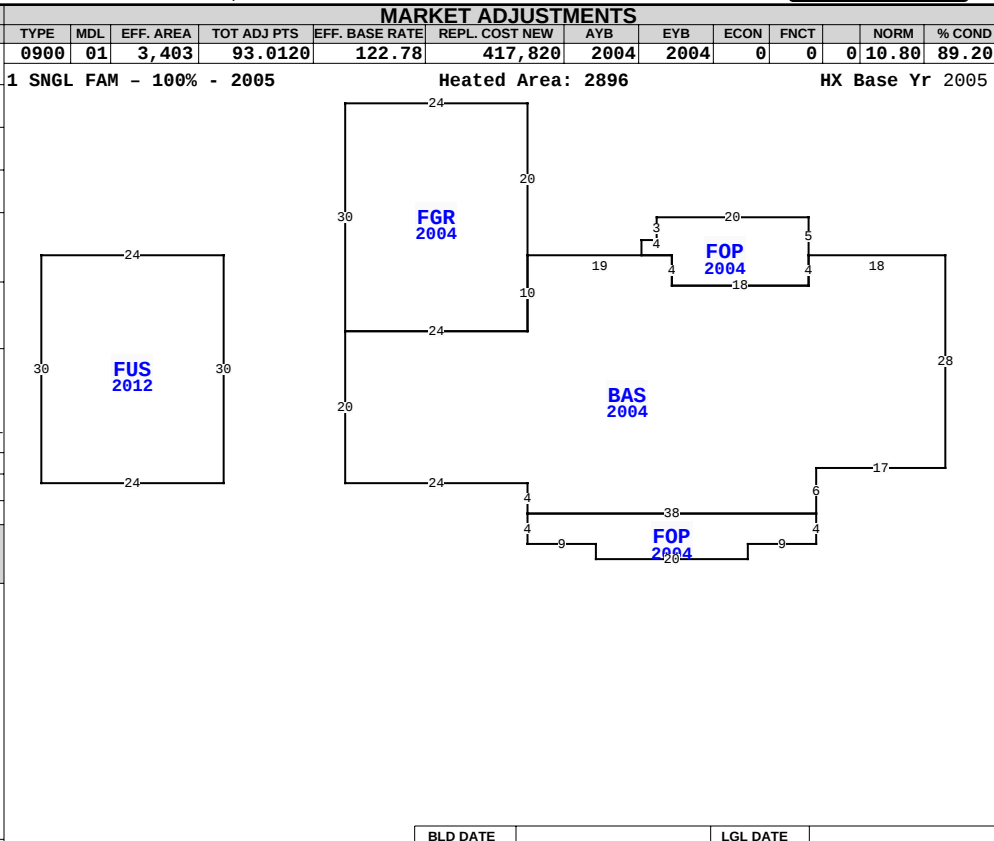
NEIGHBORHOOD/LOC	4011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,176	100	2004	2,176	238,315
FGR	720	55	2004	396	43,370
FOP	176	30	2004	53	5,804
FOP	192	30	2004	58	6,352
FUS	720	100	2012	720	78,855

TOTALS	3,984			3,403	372,695
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	1,632.00	SF	5.20
3	0855	CONC PAVER	0	100	0	0	168.00	SF	10.00
4	0510	GARAGE WD-	0	100	18	22	396.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00



96111 CAYMAN CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/25/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	1,632.00	SF	5.20	5.20	100	2004	2004	3	83	7,044	
3	0855	CONC PAVER	0	100	0	0	168.00	SF	10.00	10.00	100	2006	2006	3	86	1,445	
4	0510	GARAGE WD-	0	100	18	22	396.00	SF	35.00	35.00	100	2014	2014	3	71	9,841	

TOTAL OB/XF													21,375		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	95,000.00	104,500.00	104,500.00			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		372,695	
TOTAL MARKET OB/XF VALUE		21,375	
TOTAL LAND VALUE - MARKET		104,500	
TOTAL MARKET VALUE		498,570	
SOH/AGL Deduction		261,982	
ASSESSED VALUE		236,588	
TOTAL EXEMPTION VALUE		VX HX HB 55,722	
BASE TAXABLE VALUE		180,866	
TOTAL JUST VALUE		498,570	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		459,647	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906748	REPAIR/RRF	16,528	06/25/2019
B1428959	GARAGE	16,882	06/01/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1111/1109	2/04/2003	WD	Q	V		38,000			
GRANTOR:NO MO NASSAU LAKES IN									
GRANTEE:SCOTT FREDERICK M									
1097/0351	11/26/2002	WD	U	V	19	390,000			
GRANTOR:NASSAU LAKES INC									
GRANTEE:NO MO NASSAU LAKES									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W18 FOP=[YR=2004] N5 W20 S3 W2 S2 E4 S4 E18 N4\$ S4 W18 N4 W19 FGR=[YR=2004] N20 W24 S30 E24 N10\$ S10 W24 S20 E24 S4 FOP=[YR=2004] S4 E9 S2 E20 N2 E9 N4 W38\$ E38 N6 E17 N28\$ PTR=W95 FUS=[YR=2012] W24 S30 E24 N30\$ E95\$.									