BLOCK 3 LOT 20
IN OR 1927/640
NASSAU LAKES 1B REPLAT PB6/175

COURTER ROBERT
96363 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141B-0003-0200

BUILDING CHARACTERISTICS

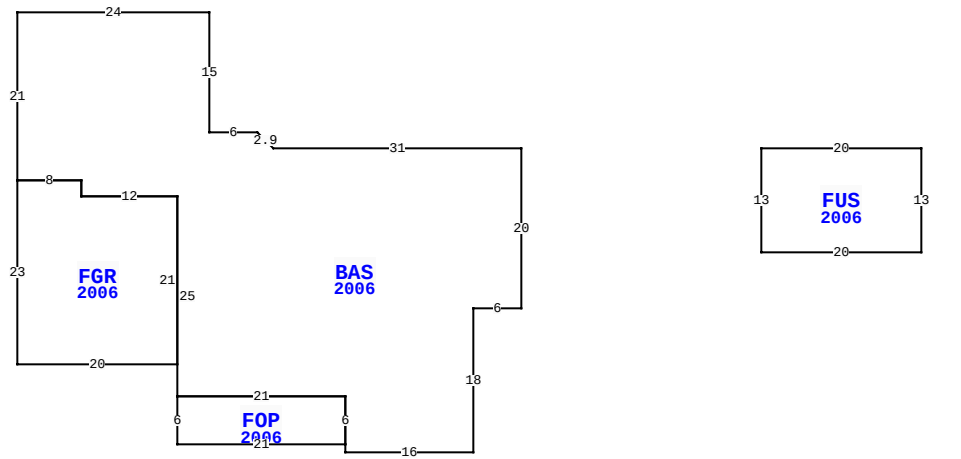
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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
NEIGHBORHOOD/LOC	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,905	100	2006	1,905	269,462
FGR	436	55	2006	240	33,948
FOP	126	30	2006	38	5,375
FUS	260	100	2006	260	36,777
TOTALS	2,727			2,443	345,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,443	117.1100	154.59	377,663	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2016 Heated Area: 2165 HX Base Yr 2016



96363 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		345,562
TOTAL MARKET OB/XF VALUE		61,828
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		502,390
SOH/AGL Deduction		180,941
ASSESSED VALUE		321,449
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		270,727
TOTAL JUST VALUE		502,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105892	SCRN ENCLSR	15,878	05/10/2021
B2102324	SWIM POOL	50,000	02/26/2021
R2006576	REPAIR/RRF	17,594	08/01/2020
C0617661	CO ISSUED	250,000	05/01/2006
R09256	REPAIR/RRF	5,000	05/01/2006
B0617661	NEW CONSTR	250,000	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1927/0640	7/09/2014	WD	Q	I	01	275,000
GRANTOR: COURTER VICKI LEE						
GRANTEE: COURTER ROBERT						
1894/0781	10/08/2013	QC	U	I	11	100
GRANTOR: COURTER VICKI L & THE						
GRANTEE: COURTER VICKI L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W31 U2 L2 W6 N15 W24 S21 FGR=[YR=2006] S23 E20 N21 W12 N2 W8$ E8 S2 E12 S25 FOP=[YR=2006] S6 E21 N6 W21 $ E21 S6 S1 E16 N18 E6 N20$ PTR= E30 FUS=[YR=2006] S13 E20 N13 W20 $ W30 $.

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	1,688.00	SF	4.00	4.00	100	2006	2006	3	86	5,807	
2	0911	SCRN RM A	0	100	39	26	1,014.00	SF	17.50	17.50	100	2021	2021	3	90	15,971	
3	0861	POOL GUNIT	0	100	0	0	371.00	SF	85.00	85.00	100	2021	2021	3	93	29,328	
4	0855	CONC PAVER	0	100	0	0	888.00	SF	10.00	10.00	100	2021	2021	3	99	8,791	
5	0855	CONC PAVER	0	100	65	3	195.00	SF	10.00	10.00	100	2021	2021	3	99	1,931	

LAND DESCRIPTION

TOTAL OB/XF 61,828

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 01/11/2022 BY KW Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS