BLOCK 3 LOT 24
IN OR 1747/361
NASSAU LAKES 1B REPLAT PB6/175

BUNK CHARLES
96443 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141B-0003-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

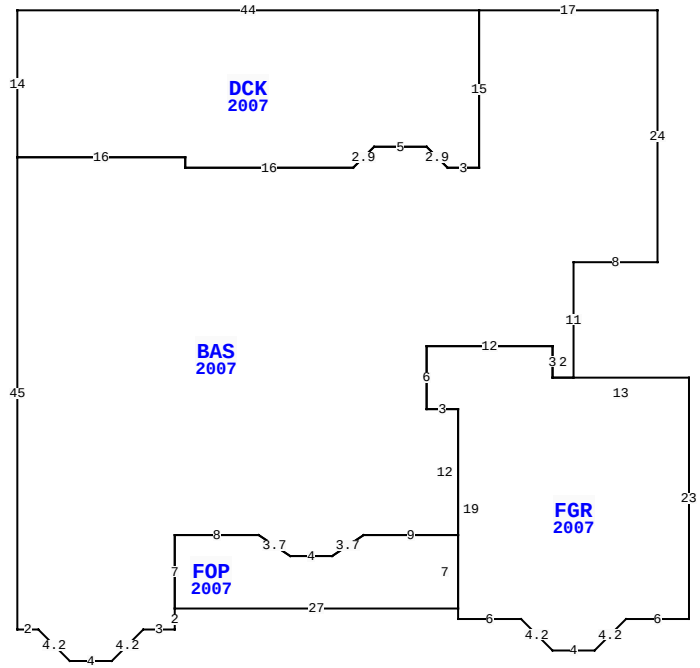
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	18	SLATE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,172	100	2007	2,172	285,403
DCK	630	10	2007	63	8,278
FGR	572	55	2007	315	41,391
FOP	175	30	2007	52	6,833
TOTALS	3,549			2,602	341,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,602	112.9920	149.15	388,088	2007	2007	0	0	0	11.90	88.10

1 SNGL FAM – 100% - 2012 Heated Area: 2172 HX Base Yr 2012



96443 CAYMAN CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		341,906
TOTAL MARKET OB/XF VALUE		13,593
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		450,499
SOH/AGL Deduction		233,089
ASSESSED VALUE		217,410
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		161,688
TOTAL JUST VALUE		450,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12393	MECH OTHER	0	01/01/2007
E18340	ELEC OTHER	5,500	11/01/2006
C18647	CO ISSUED	220,000	10/01/2006
B18647	NEW CONSTR	220,000	10/01/2006
P11671	OTHER	0	10/01/2006
R09787	REPAIR/RRF	6,000	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1747/0361	7/13/2011	WD	U	I	19	250,000
GRANTOR: SALMON MARIA						
GRANTEE: BUNK CHARLES & JOY						
1170/1410	9/12/2003	WD	Q	V		41,500
GRANTOR: NO MO NASSAU LAKES IN						
GRANTEE: SALMON MARIA						

BUILDING NOTES

EXTRA FEATURES

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	2007	2007	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	3,001.00	SF	4.00	4.00	100	2007	2007	3	87	10,443	

BUILDING DIMENSIONS

BAS=[YR=2007] W17 DCK=[YR=2007] W44 S14 E16 S1 E16 R2 U2 E5 D2 R2 E3 N15$ S15 W3 L2 U2 W5 D2 L2 W16 N1 W16 S45 E2 D3 R3 E4 R3 U3 E3 N2 FOP=[YR=2007] E27 FGR=[YR=2007] S1 E6 D3 R3 E4 R3 U3 E6 N23 W13 N3 W12 S6 E3 S19$ N7 W9 D2 L3 W4 U2 L3 W8 S7$ N7 E8 R3 D2 E4 R3 U2 E9 N12 W3 N6 E12 S3 E2 N11 E8 N24$.

LAND DESCRIPTION

TOTAL OB/XF 13,593

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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