



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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	1,795	100	2006	1,795	246,520
FGR	528	55	2006	290	39,828
FOP	126	30	2006	38	5,219
FOP	232	30	2006	70	9,613
FUS	326	100	2019	326	44,772
STR	32	10	2019	3	412

TOTALS	3,039			2,522	346,364
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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	0812	CONCRETE C	0	100	0	0	2,433.00	SF	4.00

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

MARKET ADJUSTMENTS

TYPE: 0900 MDL: 01 EFF. AREA: 2,522 TOT ADJ PTS: 114.3360 EFF. BASE RATE: 150.92 REPL. COST NEW: 380,620 AYB: 2006 EYB: 2006 ECON: 0 FNCT: 0 NORM: 9.00 % COND: 91.00

1 SNGL FAM - 100% - 2015 Heated Area: 2121 HX Base Yr

Floor plan diagram showing various rooms and areas labeled with codes and years: FUS 2019, FGR 2006, FOP 2006, STR 2019, BAS 2006. Dimensions are provided for each area.

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

96461 CAYMAN CIR, FERNANDINA BEACH

TOTAL OB/XF									
11,485									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		346,364	
TOTAL MARKET OB/XF VALUE		11,485	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		452,849	
SOH/AGL Deduction		27,027	
ASSESSED VALUE		425,822	
TOTAL EXEMPTION VALUE		13	425,822
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		452,849	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		416,423	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1420531	REPAIR/RRF	0	12/17/2014
B1429666	SOLAR PANELS	13,780	12/08/2014
C15541	C0 ISSUED	0	09/01/2005
B15541	NEW CONSTR	0	09/01/2005
M10322	MECH OTHER	0	09/01/2005
E15545	ELEC OTHER	2,000	08/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2278/1514	5/29/2019	WD	U	I	11	100	
GRANTOR: EASTMAN GERALD & DEBO							
GRANTEE: EASTMAN REVOCABLE T							
1822/1770	11/01/2012	WD	U	I	12	100	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: EASTMAN GERALD & DE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W12 FOP=[YR=2006] W29 FGR=[YR=2006] N16 W22 S24 E22 N8 \$ S8 E29 N8 \$ S8 W55 S25 E16 N2 E9 S3 E12 FOP=[YR=2006] S7 E18 N7 W18 \$ E30 N34 \$ PTR= W85 N10 FUS=[YR=2019] W14 S18 E2 S9 E6 STR=[YR=2019] S4 E4 N8 W4 S4\$ N4 E4 N5 E2 N18\$ S10 E85\$.									