BLOCK 3 LOT 30
IN OR 1640/1200
NASSAU LAKES 1B REPLAT PB6/175

SEABROOKE GREGORY L & NANCY B
96607 CAYMEN CIRCLE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141B-0003-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

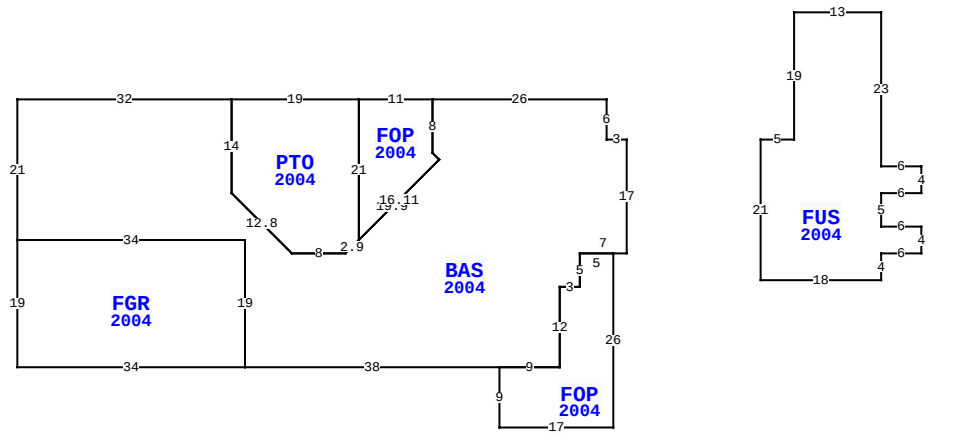
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	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	2,255	100	2004	2,255	300,116
FGR	646	55	2004	355	47,246
FOP	172	30	2004	52	6,921
FOP	274	30	2004	82	10,913
FUS	673	100	2004	673	89,569
PTO	395	5	2004	20	2,662
TOTALS	4,415			3,437	457,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,437	111.4120	147.06	505,445	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2010 Heated Area: 2928 HX Base Yr 2010



96607 CAYMAN CIR, FERNANDINA BEACH

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

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	2,086.00	SF	4.00	4.00	100	2004	2004	3	83	6,926	
2	0812	CONCRETE C	0	100	0	0	1,776.00	SF	4.00	4.00	100	2008	2008	3	88	6,252	
3	0476	VF 6 SBPL	0	100	0	0	136.00	LF	32.00	32.00	100	2012	2012	3	81	3,525	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	81	486	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		457,428
TOTAL MARKET OB/XF VALUE		17,189
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		569,617
SOH/AGL Deduction		290,946
ASSESSED VALUE		278,671
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,949
TOTAL JUST VALUE		569,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008417	REPAIR/RRF	36,931	10/01/2020
B26406	REMODEL	5,900	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1640/1200	9/10/2009	WD	U	I	12	238,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: SEABROOKE GREGORY L						
1618/1142	5/08/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BRANCH BANKING & TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W3 N6 W26 FOP=[YR=2004] W11PTO=[YR=2004] W19 S14 D9 R9 E8 U2 R2 N21$ S21 U12 R12 U1 L1 N8 $ S8 D1 R1 D14 L14 W8 L9 U9 N14 W32 S21 FGR=[YR=2004] S19 E34 N19 W34 $ E34 S19 E38 FOP=[YR=2004] S9 E17 N26 W5 S5 W3 S12 W9 $ E9 N12 E3 N5 E7 N17 $ PTR=E20 FUS=[YR=2004] E5N19 E13 S23 E6 S4 W6 S5 E6 S4 W6 S4 W18 N21$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 17,189

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	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 07/24/2020 BY KWA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS