BLOCK 3 LOT 31
IN OR 1272/1853
NASSAU LAKES 1B REPLAT PB6/175

GRALIN JANET M
96657 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141B-0003-0310

BUILDING CHARACTERISTICS

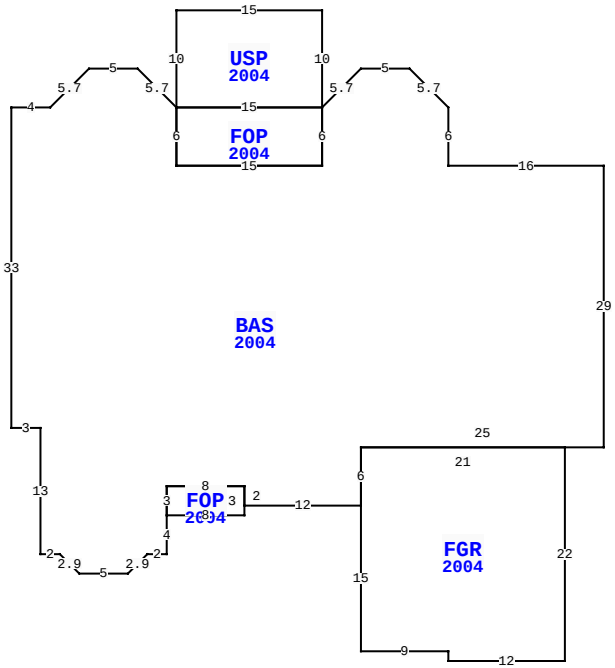
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,276	100	2004	2,276	286,837
FGR	453	55	2004	249	31,380
FOP	24	30	2004	7	882
FOP	90	30	2004	27	3,403
USP	150	30	2004	45	5,671
TOTALS	2,993			2,604	328,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,604	106.0800	140.03	364,638	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2005 Heated Area: 2276 HX Base Yr 2005



96657 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		328,174
TOTAL MARKET OB/XF VALUE		14,680
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		437,854
SOH/AGL Deduction		228,774
ASSESSED VALUE		209,080
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		153,358
TOTAL JUST VALUE		437,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412684	NEW CONSTR	172,800	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1272/1853	11/10/2004	WD	Q	I		285,000
GRANTOR: NASSAU BUILDERS INC						
GRANTEE: GRALIN RONALD R & J						
1214/1272	3/11/2004	WD	Q	V	05	46,500
GRANTOR: NO MO LASSAU LAKES IN						
GRANTEE: NASSAU BUILDERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 N6 U4 L4 W5 D4 L4 USP=[YR=2004] N10 W15 S10 E15$ FOP=[YR=2004] W15 S6 E15 N6 $ S6 W15 N6 U4 L4 W5 D4 L4 W4 S33 E3 S13 E2 D2 R2 E5 U2 R2 E2 N4 FOP=[YR=2004] E8 N3 W8S3 $ N3 E8 S2 E12 FGR=[YR=2004] S15E9 S1 E12 N22 W21 S6 $ N6 E25 N29 $.

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	0810	CONCRETE A	0	100	0	0	2,721.00	SF	6.50	6.50	100	2004	2004	3	83	14,680	

LAND DESCRIPTION

TOTAL OB/XF 14,680

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