BLOCK 4 LOT 5
IN OR 1928/800
NASSAU LAKES 1B REPLAT PB6/175

MEEKER ROBERT W & MILLIE A
96136 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141B-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

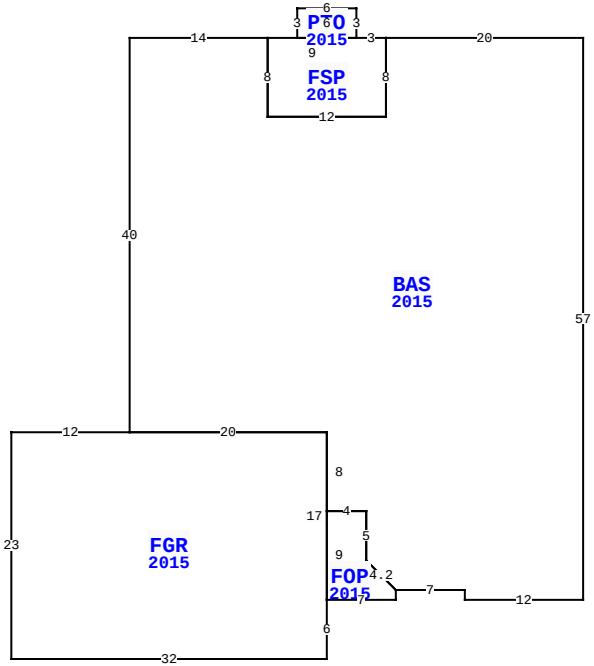
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,136	100	2015	2,136	296,821
FGR	736	55	2015	405	56,279
FOP	44	30	2015	13	1,806
FSP	96	40	2015	38	5,281
PTO	18	5	2015	1	139
TOTALS	3,030			2,593	360,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,593	112.8960	149.02	386,409	2015	2015	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2016 Heated Area: 2136 HX Base Yr 2016



96136 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		391,965
TOTAL MARKET OB/XF VALUE		38,284
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		525,249
SOH/AGL Deduction		207,523
ASSESSED VALUE		317,726
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		267,004
TOTAL JUST VALUE		525,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529889	CO ISSUED	0	08/12/2015
B1530342	GARAGE	64,955	04/01/2015
B1529889	NEW CONSTR	266,329	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1928/0800	7/18/2014	WD	Q	V	02	53,000
GRANTOR: ASPY DOUGLAS K & JANE						
GRANTEE: MEEKER ROBERT W & M						
1400/1784	4/03/2006	WD	Q	V		85,000
GRANTOR: KEITER MITCHELL L & J						
GRANTEE: ASPY DOUGLAS K & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W20 FSP=[YR=2015] W3 PTO=[YR=2015] N3 W6 S3 E6$ W9 S8 E12 N8$ S8 W12 N8 W14 S40 FGR=[YR=2015] W12 S23 E32 N6 FOP=[YR=2015] E7 N1 U3 L3 N5 W4 S9$ N17 W20$ E20 S8 E4 S5 D3 R3 E7 S1 E12 N57$.

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	5,250.00	SF	4.00	4.00	100	2015	2015	3	95	19,950	
2	0476	VF 6 SBPL	0	100	0	0	625.00	LF	32.00	32.00	100	2016	2016	3	89	17,800	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534	

LAND DESCRIPTION

TOTAL OB/XF 38,284

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	000100	C	RES	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 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

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IN OR 1928/800
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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

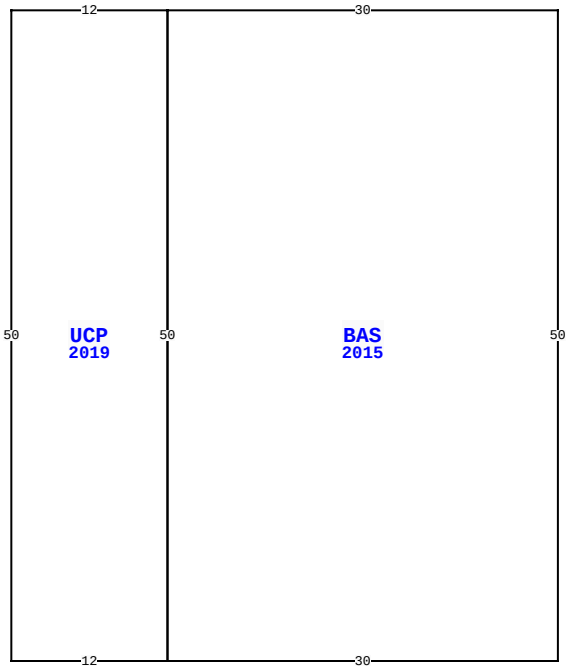
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2015	1,500	29,295
UCP	600	20	2019	120	2,344
TOTALS	2,100			1,620	31,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,620	58.6500	21.70	35,154	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2016 Heated Area: 1500 HX Base Yr 2016



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: ASPY DOUGLAS K & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W30 UCP=[YR=2019] W12 S50 E12 N50$ S50 E30 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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