BLOCK 4 LOT 6
IN OR 2105/1926
NASSAU LAKES 1B REPLAT PB6/175

KLOEPFER MATTHEW ALAN/SHIRLEY KALEENA L
96156 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141B-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

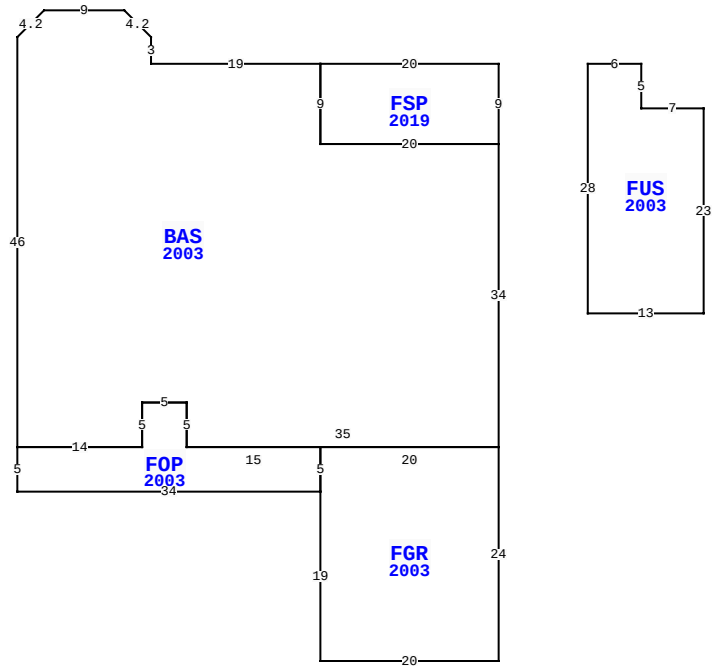
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,198	100	2003	2,198	288,165
FGR	480	55	2003	264	34,611
FOP	195	30	2003	58	7,604
FSP	180	40	2019	72	9,439
FUS	329	100	2003	329	43,133
TOTALS	3,382			2,921	382,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,921	110.3560	145.67	425,502	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2018 Heated Area: 2527 HX Base Yr 2018



96156 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		382,952
TOTAL MARKET OB/XF VALUE		35,838
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		513,790
SOH/AGL Deduction		156,787
ASSESSED VALUE		357,003
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		306,281
TOTAL JUST VALUE		513,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016143	REPAIR/RRF	20,914	11/19/2021
R2104172	ROOF	23,741	04/06/2021
C0210255	CO ISSUED	0	03/24/2003
B0210255	NEW CONSTR	187,506	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2105/1926	3/03/2017	WD	Q	I	01	372,000
GRANTOR: KLUCHA-FOX MERRIL &						
GRANTEE: KLOEPFER MATTHEW AL						
1916/1278	5/12/2014	CT	U	I	18	176,000
GRANTOR: CLERK OF COURT						
GRANTEE: KLUCHA-FOX MERRIL &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W20 BAS=[YR=2003] W19 N3 L3 U3 W9 D3 L3 S46 FOP=[YR=2003] S5E34 FGR=[YR=2003] S19 E20 N24 W20 S5 $ N5 W15 N5 W5 S5 W14 $ E14 N5 E5 S5 E35 N34 W20 N9 $ S9 E20 N9 $ PTR=E10 FUS=[YR=2003] E6 S5 E7 S23 W13 N28$ W10$.

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	0861	POOL GUNIT	0	100	0	0	578.00	SF	85.00	85.00	100	2003	2003	3	29	14,248	
2	0812	CONCRETE C	0	100	0	0	2,148.00	SF	4.00	4.00	100	2003	2003	3	82	7,045	
3	0911	SCRN RM A	0	100	0	0	1,100.00	SF	17.50	17.50	100	2003	2003	3	20	3,850	
4	0845	KOOL DECK	0	100	0	0	522.00	SF	7.25	7.25	100	2003	2003	3	82	3,103	
5	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2004	2004	3	21	1,260	
6	0812	CONCRETE C	0	100	0	0	1,488.00	SF	4.00	4.00	100	2004	2004	3	83	4,940	
7	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2015	2015	3	87	1,392	

LAND DESCRIPTION

TOTAL OB/XF 35,838

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	0006	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