BLOCK 4 LOT 7
IN OR 1505/1733
NASSAU LAKES 1B REPLAT PB6/175

PEPPLER SUSAN J & MARK D
96164 CAYMAN CIR
FERNANDINA BEACH, FL 32034-8098

2025

27-2N-28-141B-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

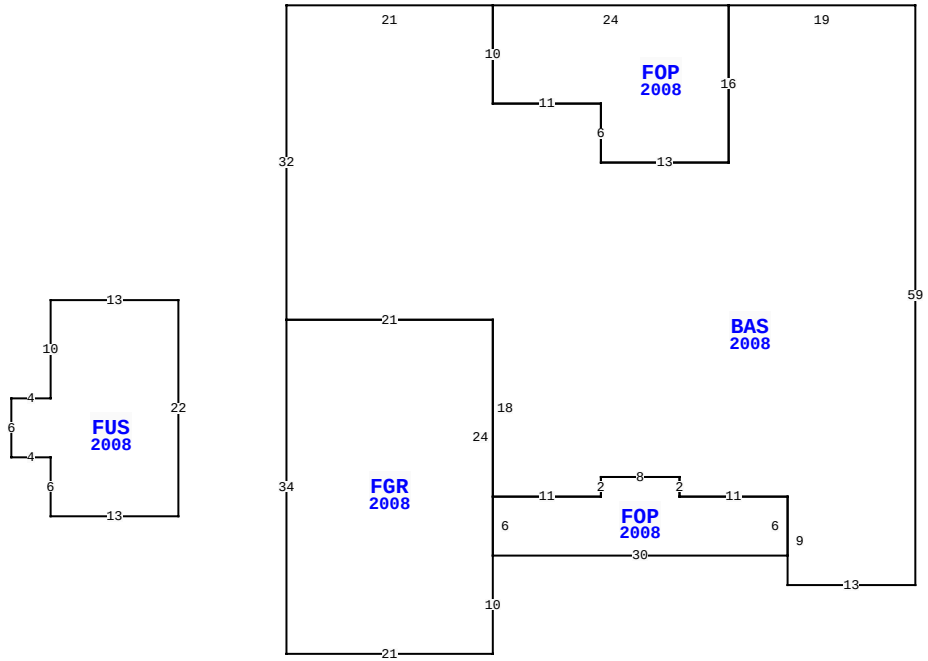
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,605	100	2008	2,605	332,118
FGR	714	55	2008	393	50,104
FOP	196	30	2008	59	7,522
FOP	318	30	2008	95	12,112
FUS	310	100	2008	310	39,522
TOTALS	4,143			3,462	441,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,462	104.4200	137.83	477,167	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2009 Heated Area: 2915 HX Base Yr 2009



96164 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		441,379
TOTAL MARKET OB/XF VALUE		71,449
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		607,828
SOH/AGL Deduction		288,595
ASSESSED VALUE		319,233
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		268,511
TOTAL JUST VALUE		607,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		572,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101047	REPAIR/RRF	32,000	02/01/2021
B2012715	SWIM POOL	45,000	12/18/2020
M13467	MECH OTHER	0	11/01/2007
E19768	ELEC OTHER	2,500	08/01/2007
P12568	OTHER	0	07/01/2007
C20098	CO ISSUED	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1733	6/15/2007	WD	Q	V	01	100
GRANTOR: PEPPLER SUSAN J						
GRANTEE: PEPPLER SUSAN J & M						
1080/1925	9/16/2002	WD	Q	V		30,800
GRANTOR: NASSAU LAKES INC						
GRANTEE: PEPPLER SUSAN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W19 FOP=[YR=2008] W24 S10 E11 S6 E13 N16 $ S16 W13 N6 W11 N10 W21 S32 FGR=[YR=2008] S34 E21 N10 FOP=[YR=2008] E30 N6 W11 N2 W8 S2 W11 S6 $ N24 W21 $ E21 S18 E11 N2 E8 S2 E11 S9 E13 N59 $ PTR= W75 S30 FUS=[YR=2008] W13 S10 W4 S6 E4 S6 E13 N22$ N30 E75 $.

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0812	CONCRETE C	0	100	0	0	3,816.00	SF	4.00	4.00	100	2008	2008	3	88	13,432	
3	0861	POOL GUNIT	0	100	0	0	514.00	SF	85.00	85.00	100	2021	2021	3	93	40,632	
4	0855	CONC PAVER	0	100	0	0	880.00	SF	10.00	10.00	100	2021	2021	3	99	8,712	
5	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00	32.00	100	2018	2018	3	92	736	
6	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	100	2021	2021	3	93	4,464	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 71,449

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/11/2022 BY KW Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS