BLOCK 4 LOT 8
NASSAU LAKES 1B REPLAT PB 6/175

SANTOS ESTEVEZ LUIS MIGUEL/GONZALEZ SOTO MONICKA E
96176 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141B-0004-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

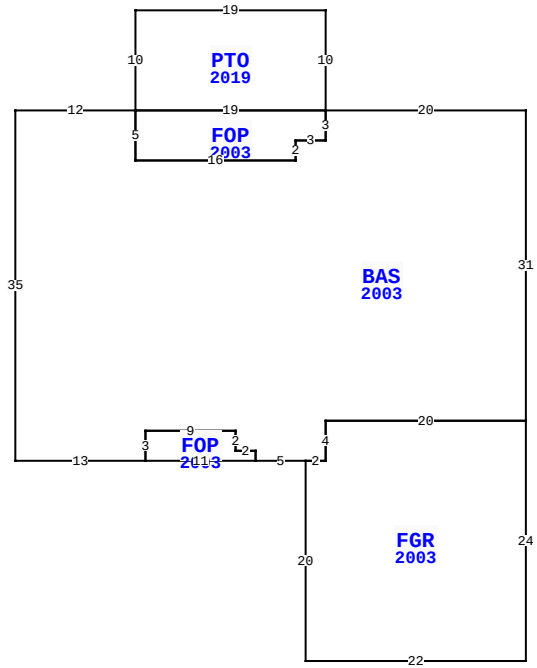
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,587	100	2003	1,587	209,831
FGR	520	55	2003	286	37,815
FOP	29	30	2003	9	1,190
FOP	89	30	2003	27	3,570
PTO	190	5	2019	10	1,322
TOTALS	2,415			1,919	253,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,919	111.9160	147.73	283,494	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2024 Heated Area: 1587 HX Base Yr 2024



96176 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		253,727
TOTAL MARKET OB/XF VALUE		10,442
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		359,169
SOH/AGL Deduction		8,678
ASSESSED VALUE		350,491
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		299,769
TOTAL JUST VALUE		359,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2009651	REPAIR/RRF	0	11/01/2020
C0210301	CO ISSUED	0	02/20/2003
B0210301	NEW CONSTR	102,547	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/1775	8/24/2023	WD	Q	I	01	450,000
GRANTOR: DEEN BILLY EUGENE SR						
GRANTEE: ESTEVEZ LUIS MIGUEL						
1072/0546	8/01/2002	WD	Q	V		29,500
GRANTOR: NASSAU LAKES INC						
GRANTEE: DEEN BILLY EUGENE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W20 PTO=[YR=2019] N10 W19 S10 E19$
FOP=[YR=2003] W19 S5 E16N2 E3 N3$ S3 W3 S2 W16 N5 W12 S35 E13
FOP=[YR=2003] E11 N1 W2 N2 W9 S3 $ N3 E9 S2 E2 S1 E5
FGR=[YR=2003] S20 E22 N24 W20 S4 W2$E2 N4 E20 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	1,743.00	SF	5.20	5.20	100	2003	2003	3	82	7,432	

LAND DESCRIPTION

TOTAL OB/XF 10,442

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	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