

BECKETT BRENT/DARBANDI SARAH
96220 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

27-2N-28-141B-0004-0100

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																			
Exterior Wall		10	ABOVE AVG 100		0900	01	3,310	103.0400		136.01	450,193	2007	2007	0	0	0	8.00	92.00	VALUATION BY					STANDARD																														
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2024														Heated Area: 2772														HX Base Yr 2024																					
Roof Cover		03	COMP SHNGL 100																														Tax Group: 4					Tax Dist:																
Interior Wall		05	DRYWALL 100																														BUILDING MARKET VALUE					414,178																
Interior Floo		14	CARPET 60																														TOTAL MARKET OB/XF VALUE					65,940																
Interior Floo		12	HARDWOOD 40																														TOTAL LAND VALUE - MARKET					95,000																
Air Condition		03	CENTRAL 100																														TOTAL MARKET VALUE					575,118																
Heating Type		04	AIR DUCTED 100																														SOH/AGL Deduction					39,616																
Bedrooms			4 100																														ASSESSED VALUE					535,502																
Bathrooms			3 100																														TOTAL EXEMPTION VALUE					HX HB 50,722																
Frame		02	WOOD FRAME 100																														BASE TAXABLE VALUE					484,780																
Stories		2.	2. 100																														TOTAL JUST VALUE					575,118																
Units		00	0 100																														NCON VALUE					0																
Occupancy		00	NONE 100																														INCOME VALUE																					
																																	PREVIOUS YEAR MKT VALUE					537,110																
Quality		03	Quality Level 03																														PERMIT NUM					DESCRIPTION					AMT					ISSUED						
DOR CODE		0100	SINGLE FAMILY																														B1901091					SWIM POOL					31,000					02/04/2019						
MAP NUM			MKT AREA																														B1900699					SCRN ENCLSR					18,068					01/23/2019						
NEIGHBORHOOD/LOC		4011.00																															B1701349					GARAGE					26,778					05/01/2017						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														M12014					MECH OTHER					0					09/01/2006				
BAS	1,775	100	2007	1,775	222,105																														E17624					ELEC OTHER					3,500					07/01/2006				
FEP	95	80	2017	76	9,510																														C17946					CO ISSUED					0					06/01/2006				
FGR	726	55	2007	399	49,927																																																	
FOP	95	30	2007	28	3,503																																																	
FOP	117	30	2007	35	4,379																																																	
FUS	997	100	2007	997	124,754																																																	
TOTALS		3,805			3,310	414,178		96220 CAYMAN CIR, FERNANDINA BEACH														BLD DATE				LGL DATE		04/25/2025		MLU																								
EXTRA FEATURES																XF DATE				LAND DATE																																		
																INC DATE				AG DATE																																		
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	2007	2007	3	90	3,150																																							
2	0812	CONCRETE C	0 100	0	0	2,053.00	SF	4.00	4.00	100	2007	2007	3	87	7,144																																							
3	0470	VNYL GATE	0 100	0	0	4.00	UT	300.00	300.00	100	2015	2015	3	87	1,044																																							
4	0476	VF 6 SBPL	0 100	0	0	50.00	LF	32.00	32.00	100	2015	2015	3	87	1,392																																							
5	1129	STONE 8"	0 100	35	0	56.00	SF	15.75	15.75	100	2015	2015	3	98	864																																							
6	1129	STONE 8"	0 100	7	0	21.00	SF	15.75	15.75	100	2015	2015	3	98	324																																							
7	0855	CONC PAVER	0 100	0	0	620.00	SF	10.00	10.00	100	2015	2015	3	95	5,890																																							
8	1129	STONE 8"	0 100	18	0	36.00	SF	15.75	15.75	100	2019	2019	3	99	561																																							
9	0855	CONC PAVER	0 100	18	4	72.00	SF	10.00	10.00	100	2019	2019	3	97	698																																							
10	0911	SCRN RM A	0 100	0	0	900.00	SF	17.50	17.50	100	2019	2019	3	82	12,915																																							
LAND DESCRIPTION										TOTAL OB/XF										33,982																																		
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																																					

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