BLOCK 4 LOT 13
NASSAU LAKES 1B REPLAT PB6/175

MARLOW GARY H & NANCY J L/E/
96276 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141B-0004-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

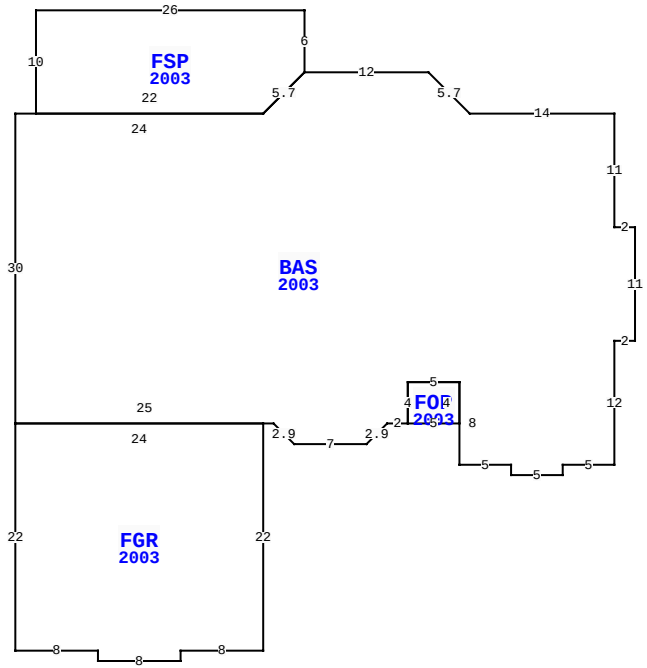
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,889	100	2003	1,889	247,579
FGR	536	55	2003	295	38,664
FOP	20	30	2003	6	787
FSP	252	40	2003	101	13,237
TOTALS	2,697			2,291	300,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,291	110.9360	146.44	335,494	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2023 Heated Area: 1889 HX Base Yr



96276 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		329,440
TOTAL MARKET OB/XF VALUE		19,267
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		443,707
SOH/AGL Deduction		23,046
ASSESSED VALUE		420,661
TOTAL EXEMPTION VALUE	13	420,661
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		443,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310751	NEW CONSTR	140,176	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/1688	5/13/2024	LE	U	I	11	100
GRANTOR: MARLOW GARY H & NANCY						
GRANTEE: CHOLEWA MICHELLE M						
2260/0880	2/28/2019	QC	U	I	11	63,000
GRANTOR: MARLOW GARY H & NANCY						
GRANTEE: MARLOW GARY H & NAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 U4 L4 W12 FSP=[YR=2003] N6 W26 S10 E22 U4 R4 $ L4 D4 W24 S30 FGR=[YR=2003] S22 E8 S1 E8 N1 E8 N22 W24$ E25 D2 R2 E7 U2 R2 E2 FOP=[YR=2003] E5 N4 W5 S4$ N4 E5 S8 E5 S1 E5 N1 E5N12 E2 N11 W2 N11$.

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	1,876.00	SF	4.00	4.00	100	2003	2003	3	82	6,153	
2	0812	CONCRETE C	0	100	0	0	3,950.00	SF	4.00	4.00	100	2004	2004	3	83	13,114	

LAND DESCRIPTION

TOTAL OB/XF 19,267

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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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

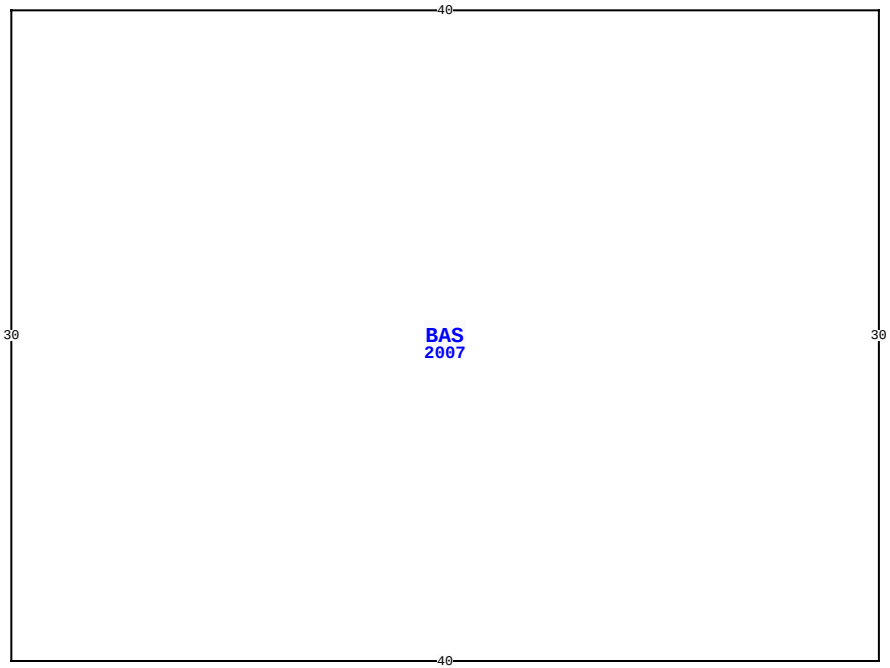
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2007	1,200	29,173
TOTALS	1,200			1,200	29,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	93.8630	34.73	41,676	2004	2004	0	0	0	30.00	70.00

2 GARAGE RES – 100% - 2023 Heated Area: 1200 HX Base Yr



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2260/0880	2/28/2019	QC	U	I	11	63,000
GRANTOR: MARLOW GARY H & NANCY						
GRANTEE: MARLOW GARY H & NAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S30 E40 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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