BLOCK 4 LOT 14
IN OR 1375/870
NASSAU LAKES 1B REPLAT PB6/175

LEVERS JUDITH
96316 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141B-0004-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

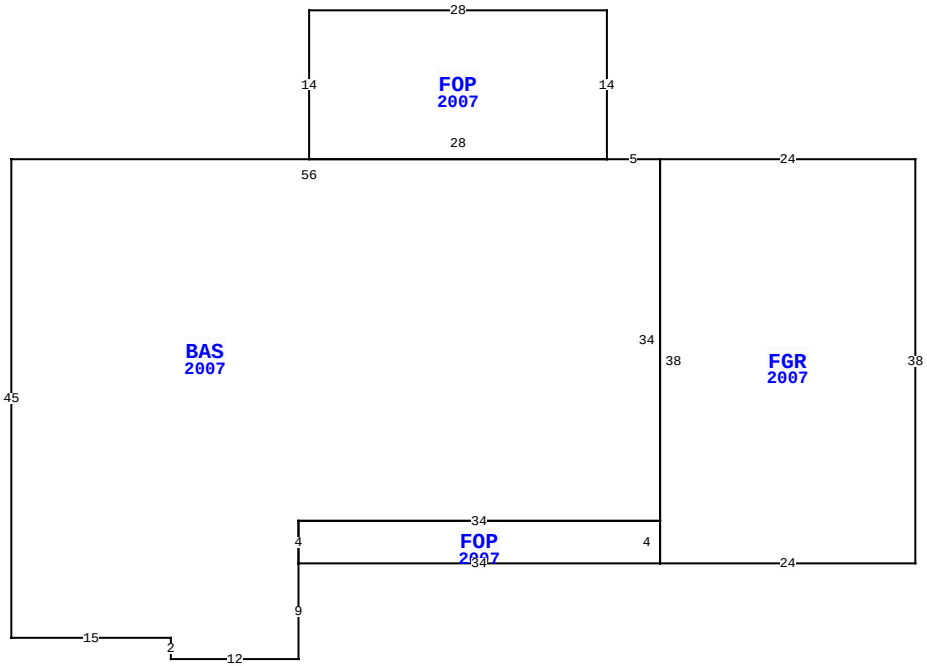
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	2,395	100	2007	2,395	288,998
FGR	912	55	2007	502	60,575
FOP	136	30	2007	41	4,948
FOP	392	30	2007	118	14,239
TOTALS	3,835			3,056	368,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,056	99.3600	131.16	400,825	2007	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2008 Heated Area: 2395 HX Base Yr 2008



96316 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		368,759
TOTAL MARKET OB/XF VALUE		8,589
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		472,348
SOH/AGL Deduction		241,436
ASSESSED VALUE		230,912
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		175,190
TOTAL JUST VALUE		472,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12257	MECH OTHER	0	11/01/2006
C18612	CO ISSUED	0	10/01/2006
B18612	NEW CONSTR	269,383	10/01/2006
E18144	ELEC OTHER	5,000	10/01/2006
P11609	OTHER	0	10/01/2006
R09772	REPAIR/RRF	8,500	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1375/0870	12/20/2005	WD	Q	V		90,000
GRANTOR: SABA GEORGE A						
GRANTEE: LEVERS JOHN S & JUD						
0961/0021	12/06/2000	WD	Q	V		31,500
GRANTOR: NASSAU LAKES INC						
GRANTEE: SABA GEORGE A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W24 BAS=[YR=2007] W5 FOP=[YR=2007] N14 W28 S14 E28$ W56 S45 E15 S2 E12 N9 FOP=[YR=2007] E34 N4 W34 S4$ N4 E34 N34$ S38 E24 N38$.

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	2,468.00	SF	4.00	4.00	100	2007	2007	3	87	8,589	

LAND DESCRIPTION

TOTAL OB/XF 8,589

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS