**BLOCK 4 LOT 17**
NASSAU LAKES 1B REPLAT PB6/175

**FROST LEONARD**
96392 CAYMAN CR
FERNANDINA BEACH, FL 32034

**2025**

**27-2N-28-141B-0004-0170**

# 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 | 11 | CLAY TILE 90 |
| Interior Floo | 14 | CARPET 10 |
| 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 |

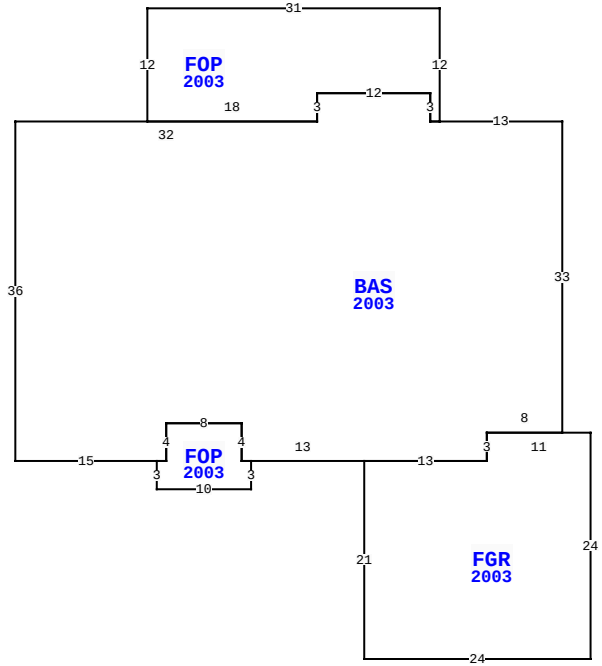
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,068 | 100 | 2003 | 2,068 | 278,407 |
| FGR | 537 | 55 | 2003 | 295 | 39,715 |
| FOP | 62 | 30 | 2003 | 19 | 2,558 |
| FOP | 336 | 30 | 2003 | 101 | 13,597 |
| TOTALS | 3,003 | | | 2,483 | 334,276 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,483 | 113.9520 | 150.42 | 373,493 | 2003 | 2003 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM – 100% - 2008 Heated Area: 2068 HX Base Yr 2008




96392 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 | | 334,276 |
| TOTAL MARKET OB/XF VALUE | | 13,767 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 443,043 |
| SOH/AGL Deduction | | 222,335 |
| ASSESSED VALUE | | 220,708 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 169,986 |
| TOTAL JUST VALUE | | 443,043 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 407,341 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2103128 | ROOF | 26,983 | 03/16/2021 |
| B0210061 | NEW CONSTR | 160,000 | 08/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2630/0469 | 10/13/2022 | QC | U | I | 11 | 100 |
| GRANTOR: FROST ANGELA D | | | | | | |
| GRANTEE: FROST LEONARD | | | | | | |
| 1500/0616 | 5/22/2007 | WD | Q | I | | 373,900 |
| GRANTOR: BOATWRIGHT LARRY & SA | | | | | | |
| GRANTEE: FROST LEONARD & ANG | | | | | | |

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,105.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 82 | 6,904 | |
| 3 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2003 | 2003 | 3 | 20 | 1,000 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 18 | 11 | 198.00 | SF | 30.00 | 30.00 | 100 | 2003 | 2003 | 3 | 20 | 1,188 | |
| 5 | 1126 | CB/STC 8" | 0 | 100 | 0 | 0 | 199.00 | SF | 8.00 | 8.00 | 100 | 2003 | 2003 | 3 | 82 | 1,305 | |
| 6 | 0479 | VF PICKET | 0 | 100 | 59 | 0 | 59.00 | LF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 61 | 360 | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W13 FOP=[YR=2003] N12 W31 S12 E18 N3 E12 S3 E1 $ W1 N3 W12 S3 W32 S36 E15 FOP=[YR=2003] S3 E10 N3 W1 N4 W8 S4 W1 $ E1 N4 E8 S4 E13 FGR=[YR=2003] S21 E24 N24 W11 S3 W13 $ E13 N3 E8 N33 $ .

## LAND DESCRIPTION

TOTAL OB/XF 13,767

| 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