



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 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
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NEIGHBORHOOD/LOC	4011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,861	100	2003	1,861	243,477
FGR	470	55	2003	258	33,754
FOP	90	30	2003	27	3,533
FOP	166	30	2003	50	6,542

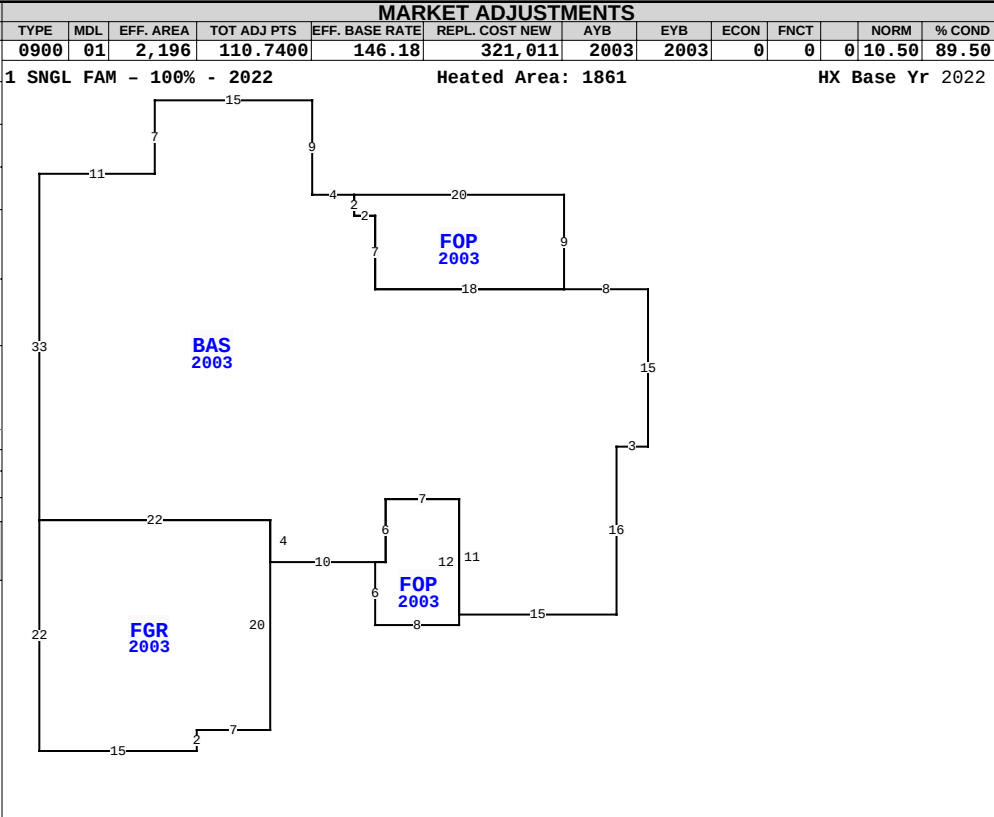
TOTALS	2,587			2,196	287,305
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EXTRA FEATURES

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
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	2,176.00	SF	4.00	4.00	100	2003	2003	3	82	7,137	
3	0861	POOL GUNIT	0	100	0	0	396.00	SF	85.00	85.00	100	2004	2004	3	32	10,771	
4	0911	SCRN RM A	0	100	0	0	1,200.00	SF	17.50	17.50	100	2004	2004	3	21	4,410	
5	0845	KOOL DECK	0	100	0	0	1,124.00	SF	7.25	7.25	100	2004	2004	3	83	6,764	
6	0812	CONCRETE C	0	100	0	0	1,646.00	SF	4.00	4.00	100	2007	2007	3	87	5,728	
7	0940	SHEDS/PORT	0	100	16	12	192.00	SF	37.50	37.50	100	2007	2007	3	27	1,944	
8	0680	POLE SHED	0	100	16	8	128.00	SF	10.00	10.00	100	2007	2007	3	44	563	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



96448 CAYMAN CIR, FERNANDINA BEACH	BLD DATE		LGL DATE	04/25/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF																	40,327
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	2003	2003	3	86	3,010	
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8	0680	POLE SHED	0	100	16	8	128.00	SF	10.00	10.00	100	2007	2007	3	44	563	

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,542
TOTAL MARKET OB/XF VALUE		40,327
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		435,869
SOH/AGL Deduction		68,095
ASSESSED VALUE		367,774
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		317,052
TOTAL JUST VALUE		435,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104178	ROOF	31,200	04/06/2021
B0310778	NEW CONSTR	179,000	01/01/2003

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2523/0812	12/17/2021	WD	Q	I	01	545,000

GRANTOR: GRADY JOHN W & CANDIC						
GRANTEE: WHICKER DANA & SUSAN						
1164/1041	8/21/2003	WD	Q	I		196,000
GRANTOR: FRAZIER CONSTRUCTION						
GRANTEE: GRADY JOHN W & CAND						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2003] W8 FOP=[YR=2003] N9 W20 S2 E2 S7 E18\$ W18 N7 W2 N2 W4 N9 W15 S7 W11 S33 FGR=[YR=2003] S22 E15 N2 E7 N20 W22\$E22 S4 E10 FOP=[YR=2003] S6 E8 N12 W7 S6 W1\$ E1 N6 E7 S11 E15 N16E3 N15\$.

WHICKER DANA & SUSAN CAROLINE
96448 CAYMAN CIR
FERNANDINA BEACH, FL 32034

27-2N-28-141B-0004-0190

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