

VIENNEAU JENNIFER L/MASSEY DREW H
96524 CAYMAN CIR
FERNANDINA BEACH, FL 32034

27-2N-28-141B-0004-0220

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0900 01 3,058 110.4000 145.73 445,642 2001 2001 0 0 11.50 88.50										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2012 Heated Area: 2243 HX Base Yr 2012										BUILDING MARKET VALUE 414,216									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 51,980									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 95,000									
Interior Floo 11 CLAY TILE 100																				TOTAL MARKET VALUE 561,196									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 265,738									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 295,458									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 2 100																				BASE TAXABLE VALUE 244,736									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 561,196									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 533,154									
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 2,243 100 2001 2,243 289,282																													
FEP 430 80 2016 344 44,366																													
FEP 182 80 2019 146 18,830																													
FGR 575 55 2001 316 40,755																													
FOP 31 30 2001 9 1,161																													
TOTALS 3,461 3,058 394,393																													
EXTRA FEATURES										96524 CAYMAN CIR, FERNANDINA BEACH																			
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 0812 CONCRETE C 0 100 0 0 2,308.00 SF 4.00 4.00 100 2001 2001 3 79 7,293																													
2 0911 SCRNM A 0 100 0 0 1,550.00 SF 17.50 17.50 100 2007 2007 3 27 7,324																													
3 0861 POOL GUNIT 0 100 0 0 540.00 SF 85.00 85.00 100 2007 2007 3 44 20,196																													
4 0845 KOOL DECK 0 100 0 0 824.00 SF 7.25 7.25 100 2007 2007 3 87 5,197																													
5 0476 VF 6 SBPL 0 100 0 0 375.00 LF 32.00 32.00 100 2020 2020 3 95 11,400																													
6 0470 VNYL GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2020 2020 3 95 570																													
LAND DESCRIPTION										TOTAL OB/XF 51,980																			
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																													
REVIEW DATE 01/22/2022 BY KW 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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