

BLOCK 4 LOT 23
IN OR 2199/1266
NASSAU LAKES 1B REPLAT PB6/175

RAYBURN SHAW MARLENA MARIE
96550 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141B-0004-0230



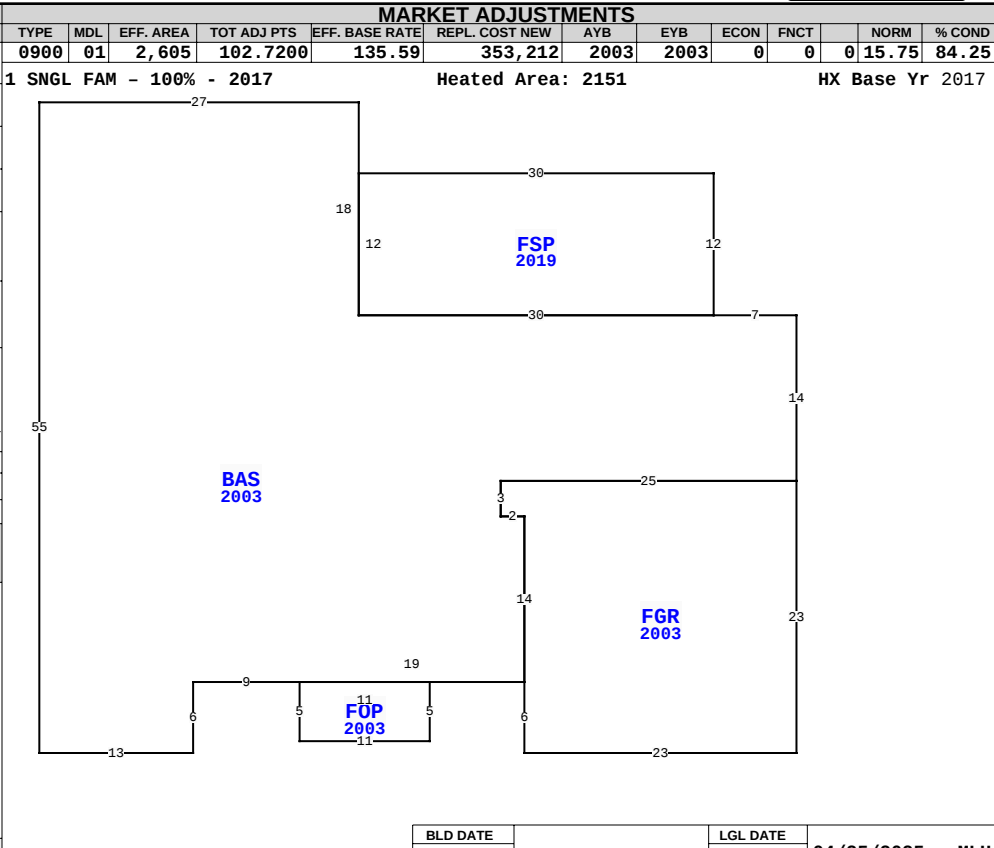
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,151	100	2003	2,151	245,718
FGR	535	55	2003	294	33,585
FOP	55	30	2003	16	1,827
FSP	360	40	2019	144	16,450
TOTALS	3,101			2,605	297,581

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0511	GARAGE CB-	0 100	30	24	720.00	SF	40.00	40.00	100	2003
2	0812	CONCRETE C	0 100	0	0	1,460.00	SF	4.00	4.00	100	2003
3	0812	CONCRETE C	0 100	0	0	2,350.00	SF	4.00	4.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	



96550 CAYMAN CIR, FERNANDINA BEACH											
TOTAL OB/XF 36,771											

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LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00				
Total Acres: 0.00		Total Land Value: 95,000		Market: 0				Agricultural: 0						

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						297,581					
TOTAL MARKET OB/XF VALUE						36,771					
TOTAL LAND VALUE - MARKET						95,000					
TOTAL MARKET VALUE						429,352					
SOH/AGL Deduction						142,945					
ASSESSED VALUE						286,407					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						235,685					
TOTAL JUST VALUE						429,352					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						396,521					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0210112	C0 ISSUED	0	01/15/2003
B0210228	GARAGE	23,760	09/01/2002
B0210112	NEW CONSTR	161,640	08/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2199/1266	4/27/2018	QC	U	I	11	100	
GRANTOR: RAYBURN PAUL SCOTT							
GRANTEE: RAYBURN MARLENA MAR							
1567/0053	5/16/2008	WD	Q	I		335,000	
GRANTOR: MARONE JEFFREY G & DO							
GRANTEE: RAYBURN PAUL & MARL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W7 FSP=[YR=2019] N12 W30 S12 E30\$ W30 N18 W27 S55 E13 N6 E9 FOP=[YR=2003] S5 E11 N5 W11\$ E19 FGR=[YR=2003] S6 E23 N23 W25 S3 E2 S14\$ N14 W2 N3 E25 N14\$.											