BLOCK 4 LOT 24
IN OR 1360/1174
NASSAU LAKES 1B REPLAT PB6/175

PUGLIESI RAYMOND S & STACY L
6407 ALTA VISTA DRIVE
ELCERRITO, CA 94530

2025

27-2N-28-141B-0004-0240

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

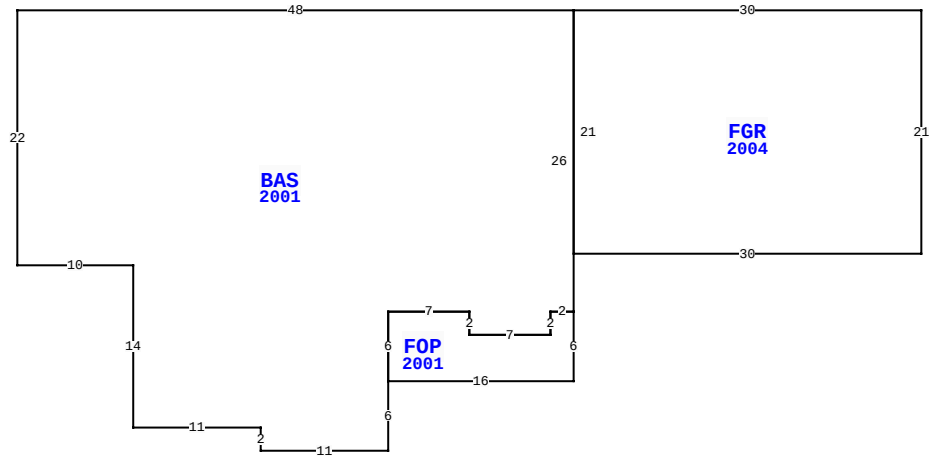
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	2001	1,464	191,548
FGR	630	55	2004	346	45,270
FOP	82	30	2001	25	3,271
TOTALS	2,176			1,835	240,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,835	112.0000	147.84	271,286	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 0% - 0 Heated Area: 1464 HX Base Yr



96578 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	240,088
TOTAL MARKET OB/XF VALUE	10,654
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	345,742
SOH/AGL Deduction	28,343
ASSESSED VALUE	317,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,399
TOTAL JUST VALUE	345,742
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311534	GARAGE	21,450	08/01/2003
B017943	NEW CONSTR	85,000	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1360/1174	10/21/2005	WD	Q	I		185,000
GRANTOR: KNAPP MICHAEL R & ROS						
GRANTEE: PUGLIESI RAYMOND S						
1248/1725	7/28/2004	WD	Q	I	01	100
GRANTOR: KNAPP MICHAEL R & ROS						
GRANTEE: KNAPP MICHAEL R & R						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W30 BAS=[YR=2001] W48 S22 E10 S14 E11 S2 E11 N6 FOP=[YR=2001] E16 N6 W2 S2 W7 N2 W7 S6$ N6 E7 S2 E7 N2 E2 N26$ S21 E30 N21$.

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	0	0	0	1,627.00	SF	4.00	4.00	100	2001	2001	3	79	5,141	
2	0940	SHEDS/PORT	0	0	16	14	224.00	SF	30.00	30.00	100	2001	2001	3	20	1,344	
3	0811	CONCRETE B	0	0	0	0	966.00	SF	5.20	5.20	100	2004	2004	3	83	4,169	

LAND DESCRIPTION

TOTAL OB/XF 10,654

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 07/24/2020 BY KWA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS