BLOCK 4 LOT 27
IN OR 2249/841
NASSAU LAKES 1B REPLAT PB6/175

ADAMS BRIAN & CAROL/
96648 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141B-0004-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

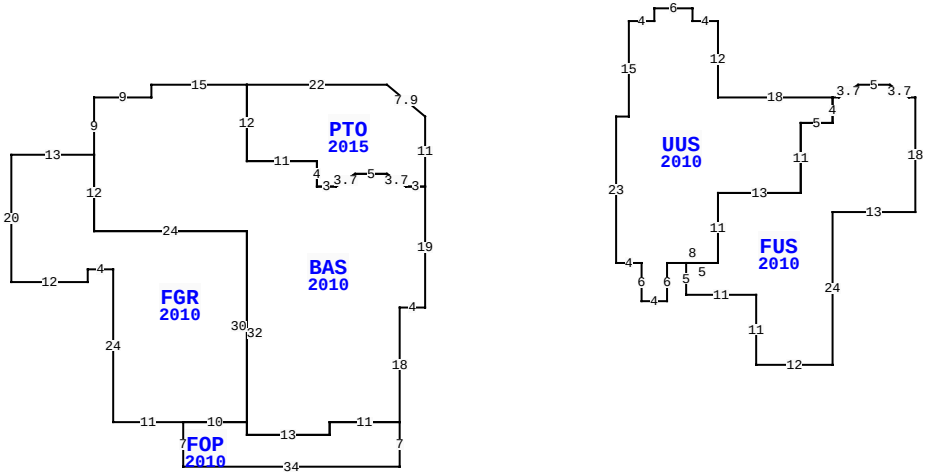
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,584	100	2010	1,584	211,330
FGR	906	55	2010	498	66,441
FOP	212	30	2010	64	8,538
FUS	750	100	2010	750	100,062
PTO	373	5	2015	19	2,535
UUS	829	50	2010	414	55,234
TOTALS	4,654			3,329	444,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,329	108.1000	142.69	475,015	2010	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2020 Heated Area: 2334 HX Base Yr 2020



96648 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		444,139
TOTAL MARKET OB/XF VALUE		19,946
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		559,085
SOH/AGL Deduction		253,687
ASSESSED VALUE		305,398
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		254,676
TOTAL JUST VALUE		559,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18629	CO ISSUED	0	02/17/2011
G01536	GAS	500	06/01/2010
E22306	ELEC OTHER	13,000	12/01/2009
M14726	MECH OTHER	0	08/01/2009
P13752	PLUMBING	0	05/01/2009
E18984	ELEC OTHER	0	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0841	1/11/2019	WD	Q	I	01	355,000
GRANTOR: MILLER LUTHER MILO &						
GRANTEE: ADAMS BRIAN & CAROL						
1163/0269	8/18/2003	WD	Q	V		33,500
GRANTOR: NO MO NASSAU LAKES IN						
GRANTEE: MILLER LUTHER MILO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2015] L6 U5 W22 BAS=[YR=2010] W15 S2 W9 S9 FGR=[YR=2010] W13 S20 E12 N2 E4 S24E11 FOP=[YR=2010] S7 E34 N7 W11 S2 W13 N2 W10 $ E10 N30 W24 N12$ S12 E24 S32 E13 N2 E11 N18 E4 N19 W3 U2 L3 W5 D2 L3 W3 N4 W11 N12$ S12 E11 S4 E3 R3 U2 E5 D2 R3 E3 N11$ PTR= E30 UUS=[YR=2010] E2 N15E4 N2 E6 S2 E4 S12 E18 FUS=[YR=2010] E1 U2 R3 E5 R3 D2 E1 S18 W13 S24 W12 N11 W11 N5 E5 N11 E13 N11 E5 N4 $ S4 W5 S11 W13 S11 W8 S6 W4 N6 W4 N23 $ W30 $.

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	2010	2010	3	93	3,255	
2	0855	CONC PAVER	0	100	0	0	1,407.00	SF	10.00	10.00	100	2010	2010	3	90	12,663	
3	0855	CONC PAVER	0	100	0	0	424.00	SF	10.00	10.00	100	2016	2016	3	95	4,028	

LAND DESCRIPTION

TOTAL OB/XF 19,946

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 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS