

BLOCK 4 LOT 28
IN OR 1013/1618
NASSAU LAKES 1B REPLAT PB6/175

CARROLL MICHAEL C & BARBARA J
96672 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141B-0004-0280



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

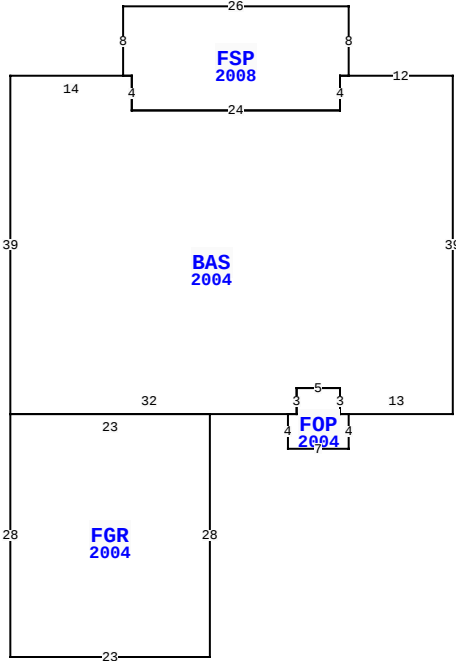
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	2004	1,878	241,807
FGR	644	55	2004	354	45,580
FOP	43	30	2004	13	1,674
FSP	304	40	2008	122	15,709
TOTALS	2,869			2,367	304,770

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,125.00	SF	4.00	4.00	
2	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	
3	0462	ST/AL FNC	0	100	0	0	456.00	SF	10.00	10.00	
4	0855	CONC PAVER	0	100	0	0	420.00	SF	10.00	10.00	

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,367	114.7580	151.48	358,553	2004	2004	0	0	0 15.00	85.00
1 SNGL FAM - 100% - 2005											
Heated Area: 1878											
HX Base Yr 2005											
96672 CAYMAN CIR, FERNANDINA BEACH											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		304,770	
TOTAL MARKET OB/XF VALUE		30,076	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		429,846	
SOH/AGL Deduction		215,882	
ASSESSED VALUE		213,964	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		163,242	
TOTAL JUST VALUE		429,846	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		397,974	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21892	SWIM POOL	26,700	09/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1013/1618	10/17/2001	WD	Q	V	
GRANTOR: NASSAU LAKES INC					SALE PRICE
GRANTEE: CARROLL MICHAEL & B					30,500
0699/0417	2/28/1994	WD	U	V	19
GRANTOR: PITTMAN & RINEY					118,000
GRANTEE: NASSAU LAKES INC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W12 FSP=[YR=2008] N8 W26 S8 E1 S4 E24 N4 E1\$ W1 S4 W24 N4 W14 S39 FGR=[YR=2004] S28 E23 N28 W23\$ E32 FOP=[YR=2004] S4 E7 N4 W1 N3 W5 S3 W1\$ E1 N3 E5 S3 E13 N39\$.											