LOT D
PT OR 1709/865
NASSAU LAKES 1B REPLAT PB6/175

FERNANDINA BEACH REALTY INC
2057 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141B-000D-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

96037 CAYMAN CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,570
TOTAL MARKET VALUE	1,570
SOH/AGL Deduction	1,455
ASSESSED VALUE	115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115
TOTAL JUST VALUE	1,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1709/0865	11/09/2010	WD	U	V	30	100
GRANTOR: WOODS & WATER INC						
GRANTEE: FERNANDINA BEACH RE						
1058/0637	5/29/2002	WD	Q	V		25,000
GRANTOR: DAY TED ALAN						
GRANTEE: WOODS & WATER INC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	009630	C	SWAMP	0		PUD	0.00	0.00	3.14	AC		1.00	1.00	1.00	500.00	500.00	1,570							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 3.14 Total Land Value: 1,570 Market: 0 Agricultural: 0 Common: 1,570 PRINTED 07/30/2025 BY SYS