

BLOCK 4 LOT 2
IN OR 2053/1456
NASSAU LAKES PB 5/70 & 71

JOHNSON JILL M & WAYNE A II
96050 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141A-0004-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 80			
Exterior Wall	12	CEDAR 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 50			
Interior Floor	14	CARPET 50			
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			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
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	1,809	100	1993	1,809	204,947
FGR	418	55	1993	230	26,057
FSP	200	40	1993	80	9,063
TOTALS	2,427			2,119	240,067

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,119	94.5504	131.43	278,500	1987	1997	0	0	0	13.80	86.20	
1 SNGL FAM 100% - 2017 Heated Area: 1809 HX Base Yr 2017													
96050 CAYMAN CIR, FERNANDINA BEACH													
BLD DATE 03/03/2023 NW LGL DATE 04/09/2026 MLU													
XF DATE INC DATE													

EXTRA FEATURES										96050 CAYMAN CIR, FERNANDINA BEACH				INC DATE		AG DATE		04/03/2025		12:25	
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	0860	POOL/SPA	0	100	15	0	1.00	UT	50,000.00	50,000.00	100	1988	1988	04	85	42,500					
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030					

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