

GRAY COLIN I & RITA L
96086 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

27-2N-28-141A-0004-0030

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 8012CEDAR 2003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8011CLAY TILE 2003CENTRAL 10004AIR DUCTED 1003100210002WOOD FRAME 1001.1.10001000NONE 10001Quality Level 010100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4011.00AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,41710019931,417173,806FGR46255199325431,155FOP64301993192,330USP3123020109411,530TOTALS2,2551,784218,820EXTRA FEATURES96086 CAYMAN CIR, FERNANDINA BEACHL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES10500FP-PRE FAB010001.00UT3,500.003,500.00100199019903642,24030351CARPORT MT01003012360.00SF10.0010.00100201620163652,340LAND DESCRIPTIONTOTAL OB/XF4,580L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNITTYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES100PUD0.000.001.00LT1.001.001.00110,000.00110,000.00110,000REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 110,000Market: 0Agricultural: 0Common: 110,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND0900011,784100.6200139.86249,510199020000012.3087.701 SNGL FAM 100% - 2006Heated Area: 1417HX Base Yr 2006USP2010BAS1993FOP1993FGR1993BLD DATEXF DATEINC DATE03/03/2023NWLAND DATEAG DATE04/09/2026MLUTOTALS2,2551,784218,820EXTRA FEATURES96086 CAYMAN CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE218,820TOTAL MARKET OB/XF VALUE4,580TOTAL LAND VALUE - MARKET110,000TOTAL MARKET VALUE333,400SOH/AGL Deduction176,825ASSESSED VALUE156,575TOTAL EXEMPTION VALUEHX HB51,411BASE TAXABLE VALUE105,164TOTAL JUST VALUE333,400NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE334,355SALES DATAOFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE1347/12449/06/2005WDQI173,400GRANTOR: JONES HOEL E & KARENGRANTEE: GRAY COLIN I & RITA1301/11963/14/2005WDQI173,400GRANTOR: BEVINGTON JULIE AGRANTEE: JONES HOEL E & KAREBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W12USP=[YR=2010] N12 W26 S12 E26 \$W36 S27FGR=[YR=1993] S22 E21 N14 FOP=[YR=1993] E8 N8 W8 S8 \$ N8 W21\$ E29 S6 E8 S1 E7 N1 E4 N33 \$.