

BLOCK 3 LOT 16
IN OR 1920/1712
NASSAU LAKES 1B REPLAT PB6/175

BASILE SHANNON M
96249 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141B-0003-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,224	100	2015	2,224	295,883
FGR	661	55	2015	364	48,427
FOP	100	30	2015	30	3,991
FSP	222	40	2015	89	11,841
FST	110	55	2015	60	7,983
PTO	408	5	2015	20	2,661

TOTALS	3,725			2,787	370,785
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	0	0	1,580.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,787	100.2240	139.31	388,257	2015	2015	0	0	0	4.50	95.50	
1 SNGL FAM 100% - 2016 Heated Area: 2224 HX Base Yr 2016													
96249 CAYMAN CIR, FERNANDINA BEACH													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF													
14,420													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					370,785				
TOTAL MARKET OB/XF VALUE					14,420				
TOTAL LAND VALUE - MARKET					110,000				
TOTAL MARKET VALUE					495,205				
SOH/AGL Deduction					192,349				
ASSESSED VALUE					302,856				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					251,445				
TOTAL JUST VALUE					495,205				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					510,375				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429022	CO ISSUED	0	01/29/2015
B1429022	NEW CONSTR	289,145	07/01/2014
B0210190	NEW CONSTR	148,730	09/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1920/1712	6/03/2014	WD	Q	V	01	53,000
GRANTOR: ADAMS VICTORIA A						
GRANTEE: BASILE SHANNON M						
1771/0220	12/30/2011	QC	U	V	11	100
GRANTOR: ADAMS SHAWN M						
GRANTEE: ADAMS VICTORIA A						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2015] W24 FSP=[YR=2015] N4 W20 S6 D6 R6 E14 N8\$ S8 W14 U6 L6 N6 W12 PTO=[YR=2015] W16 S30 E4 N6 E12 N24\$ S24 W12 S12 FST=[YR=2015] S10 FGR=[YR=2015] S25 E7 S1 E9 N1 E8 N29 W13 S4 W11\$ E11 N10 W11\$ E11S6 E13 N4 E10 FOP=[YR=2015] S10 E10 N10 W10\$ E10 S9 E24 N43\$.									

Common: 110,000 PRINTED 07/09/2026 BY SYS