BLOCK 3 LOTS 18 & 19
NASSAU LAKES 1B REPLAT PB6/175

PRIBULICK STEVEN J & BARBARA SUE
96341 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141B-0003-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

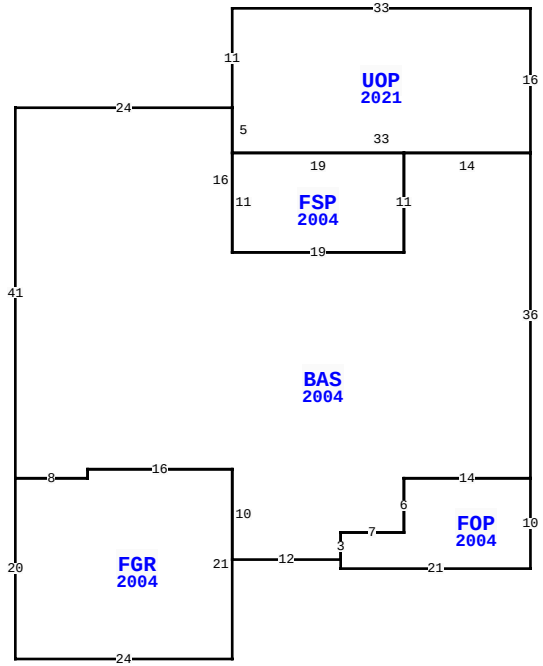
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,097	100	2004	2,097	255,829
FGR	496	55	2004	273	33,306
FOP	168	30	2004	50	6,100
FSP	209	40	2004	84	10,248
UOP	528	20	2021	106	12,932
TOTALS	3,498			2,610	318,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,610	98.0640	136.31	355,769	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2019 Heated Area: 2097 HX Base Yr 2019



96341 CAYMAN CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,530
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		231,000
TOTAL MARKET VALUE		562,530
SOH/AGL Deduction		154,349
ASSESSED VALUE		408,181
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		356,770
TOTAL JUST VALUE		562,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007697	GARAGE	55,842	06/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2554/1358	4/05/2022	WD	Q	V	03	132,000
GRANTOR: THOMAS ROGER L						
GRANTEE: PRIBULICK BARBARA &						
2151/0315	10/05/2017	WD	Q	I	01	329,900
GRANTOR: ARMSTRONG BRIAN T & L						
GRANTEE: PRIBULICK STEVEN J						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2021] W33 S11 BAS=[YR=2004] W24 S41 FGR=[YR=2004] S20 E24 N21 W16 S1 W8$ E8 N1 E16 S10 E12 FOP=[YR=2004] S1 E21 N10 W14 S6 W7 S3$ N3 E7 N6 E14 N36 W14 FSP=[YR=2004] W19 S11 E19 N11$ S11 W19 N16$ S5 E33 N16$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							
2	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	110,000.00	121,000.00	121,000							

REVIEW DATE 11/15/2023 BY DJ Total Acres: 0.00 Total Land Value: 231,000 Market: 0 Agricultural: 0 Common: 231,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100

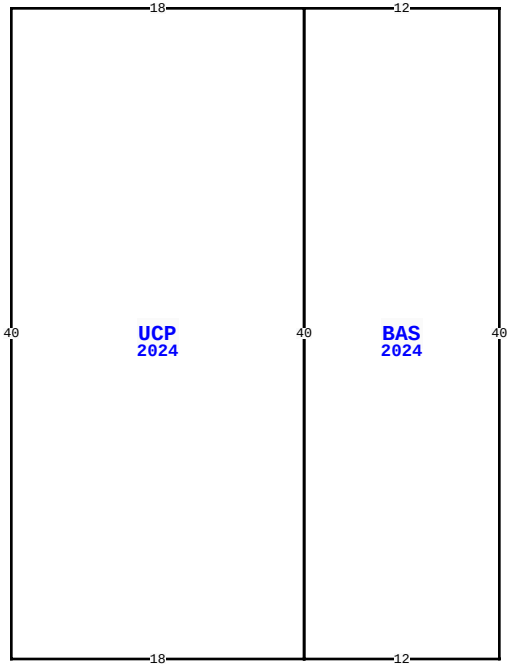
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2024	480	10,090
UCP	720	20	2024	144	3,027
TOTALS	1,200			624	13,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	55.0000	21.45	13,385	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2024 Heated Area: 480 HX Base Yr 2019



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INCOME VALUE		
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2151/0315	10/05/2017	WD	Q	I	01	329,900
GRANTOR: ARMSTRONG BRIAN T & L						
GRANTEE: PRIBULICK STEVEN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=68,0] E12 S40 W12 N40 $
UCP=[YR=2024;ORIG=50,0] E18 S40 W18 N40 $
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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

REVIEW DATE 11/15/2023 BY DJ Total Acres: 0.00 Total Land Value: 231,000 Market: 0 Agricultural: 0 Common: 231,000 PRINTED 07/09/2026 BY SYS