

BLOCK 3 LOT 21
IN OR 2034/936
NASSAU LAKES 1B REPLAT PB6/175

BRYANT JEANETTE E LIVING TRUST/CLARK ELIZABETH BRY
96381 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141B-0003-0210



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 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

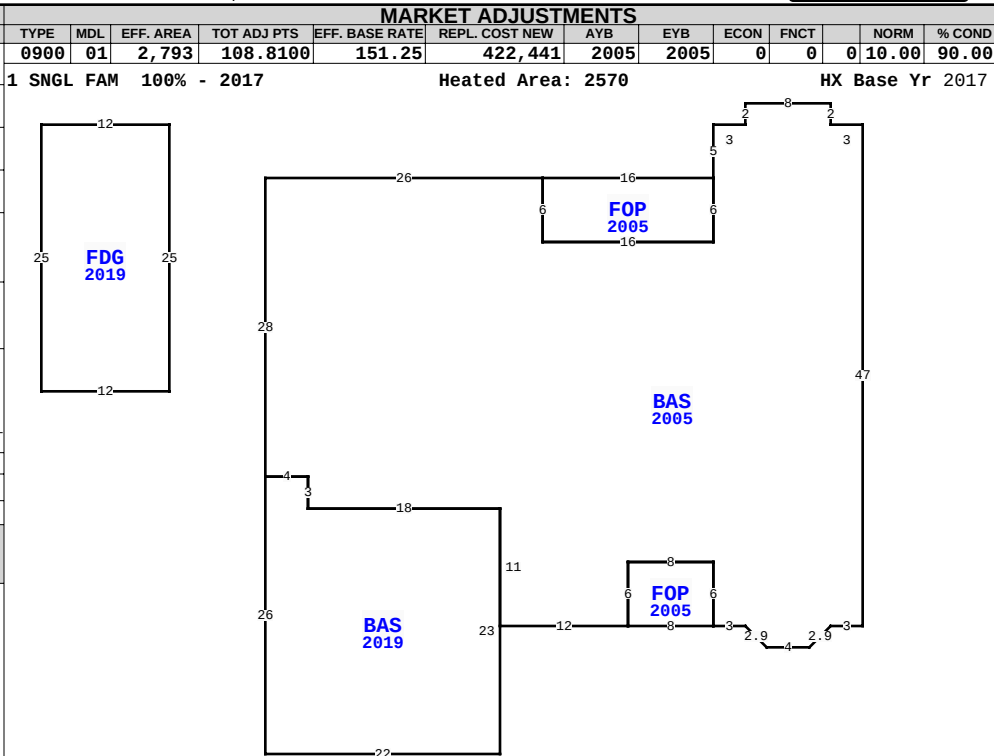
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2005	2,052	279,329
BAS	518	100	2019	518	70,513
FDG	300	60	2019	180	24,503
FOP	48	30	2005	14	1,906
FOP	96	30	2005	29	3,947

TOTALS	3,014			2,793	380,197
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0911	SCRN RM A	0 100	42	27	1,134.00	SF	18.00	18.00	100	2005
3	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2005

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



96381 CAYMAN CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/09/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
46,787											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		380,197	
TOTAL MARKET OB/XF VALUE		46,787	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		536,984	
SOH/AGL Deduction		166,464	
ASSESSED VALUE		370,520	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		319,109	
TOTAL JUST VALUE		536,984	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		535,886	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250011921	FULL BATHROOM REM	10,000	10/27/2025
B1900609	REMODEL	200,000	01/22/2019
B1900612	GARAGE	14,340	01/22/2019
E0514927	ELEC OTHER	2,000	05/01/2005
M09583	MECH OTHER	0	04/01/2005
R07415	REPAIR/RRF	2,700	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2034/0936	3/17/2016	FJ	U	I	11	100
GRANTOR: BRYANT JEANETTE E EST						
GRANTEE: JEANETTE E BRYANT L						
1300/1422	3/09/2005	WD	Q	I		295,000
GRANTOR: NASSAU BUILDERS INC						
GRANTEE: BRYANT JESSE R & JE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W3 N2 W8 S2 W3 S5 FOP=[YR=2005] W16 S6 E16 N6\$ S6 W16 N6 W26 S28 BAS=[YR=2019] S26 E22 N23 W18 N3 W4\$ E4 S3 E18 S11 E12 FOP=[YR=2005] E8 N6 W8 S6\$ N6 E8 S6 E3 D2 R2 E4 U2 R2 E3 N47\$ PTR= W65 FDG=[YR=2019] W12 S25 E12 N25\$ E65\$.											