BLOCK 3 LOT 25
NASSAU LAKES 1B REPLAT PB6/175

EASTMAN REVOCABLE TRUST/EASTMAN DEBORAH G TRUSTEE
96461 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141B-0003-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

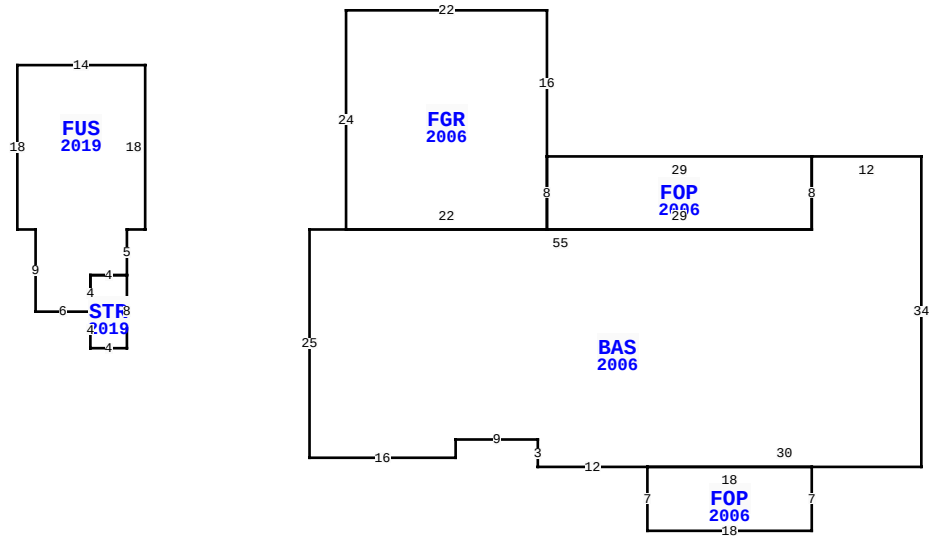
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,795	100	2006	1,795	232,349
FGR	528	55	2006	290	37,538
FOP	126	30	2006	38	4,919
FOP	232	30	2006	70	9,061
FUS	326	100	2019	326	42,198
STR	32	10	2019	3	388
TOTALS	3,039			2,522	326,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,522	102.9024	143.03	360,722	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2015 Heated Area: 2121 HX Base Yr



96461 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		326,453
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		439,533
SOH/AGL Deduction		2,214
ASSESSED VALUE		437,319
TOTAL EXEMPTION VALUE	13	437,319
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		439,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1420531	REPAIR/RRF	0	12/17/2014
B1429666	SOLAR PANELS	13,780	12/08/2014
C15541	CO ISSUED	0	09/01/2005
B15541	NEW CONSTR	0	09/01/2005
M10322	MECH OTHER	0	09/01/2005
E15545	ELEC OTHER	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/1514	5/29/2019	WD	U	I	11	100
GRANTOR: EASTMAN GERALD & DEBO						
GRANTEE: EASTMAN REVOCABLE T						
1822/1770	11/01/2012	WD	U	I	12	100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: EASTMAN GERALD & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 FOP=[YR=2006] W29 FGR=[YR=2006] N16 W22 S24 E22 N8 $ S8 E29 N8 $ S8 W55 S25 E16 N2 E9 S3 E12 FOP=[YR=2006] S7 E18 N7 W18 $ E30 N34 $ PTR= W85 N10 FUS=[YR=2019] W14 S18 E2 S9 E6 STR=[YR=2019] S4 E4 N8 W4 S4$ N4 E4 N5 E2 N18$ S10 E85$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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
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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/09/2026 BY SYS