BLOCK 3 LOT 27
NASSAU LAKES 1B REPLAT PB6/175

LAAUSER ROBERT W SR & JOAN D
96497 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141B-0003-0270

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

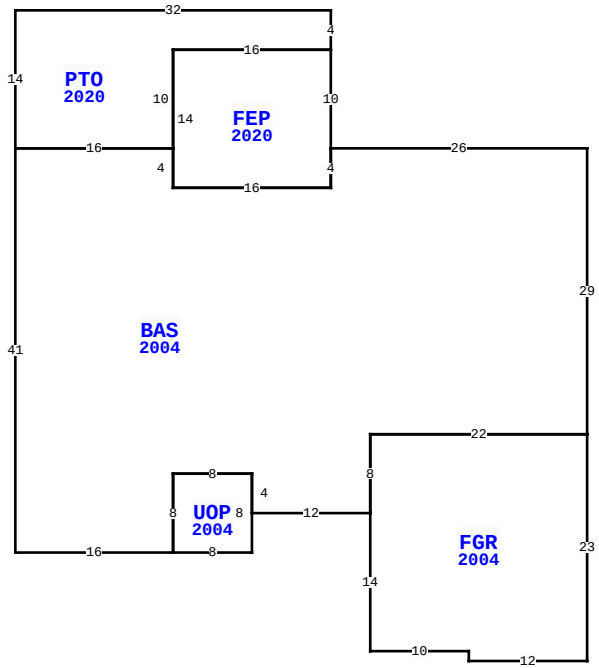
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100	2004	1,938	263,680
FEP	224	80	2020	179	24,355
FGR	496	55	2004	273	37,143
PTO	288	5	2020	14	1,905
UOP	64	20	2004	13	1,769
TOTALS	3,010			2,417	328,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,417	109.3680	152.02	367,432	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2022 Heated Area: 1938 HX Base Yr 2022



96497 CAYMAN CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		346,364
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		456,364
SOH/AGL Deduction		837
ASSESSED VALUE		455,527
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		404,116
TOTAL JUST VALUE		456,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010728	ADDITION	18,736	07/14/2022
B2109921	REPAIR/RRF	13,000	09/01/2021
B2002669	SUNROOM	20,818	03/25/2020
B18038	ADDITION	4,940	10/31/2006
B0412685	NEW CONSTR	146,000	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/0996	11/22/2021	WD	Q	I	01	500,000
GRANTOR: SKWIERTZ ALBERT A JR						
GRANTEE: LAAUSER ROBERT W SR						
2231/0148	10/08/2018	WD	U	I	39	248,500
GRANTOR: OMANSKY CONRAD J & BE						
GRANTEE: SKWIERTZ ALBERT A J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W26 FEP=[YR=2020] N10 PTO=[YR=2020] N4 W32 S14 E16 N10 E16$ W16 S14 E16 N4$ S4 W16 N4 W16 S41 E16
UOP=[YR=2004] E8 N8 W8 S8$ N8 E8S4 E12 FGR=[YR=2004] S14 E10 S1 E12 N23 W22 S8$ N8 E22 N29$.

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
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

BLOCK 3 LOT 27
NASSAU LAKES 1B REPLAT PB6/175

LAAUSER ROBERT W SR & JOAN D
96497 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141B-0003-0270

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	01	MINIMUM 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
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

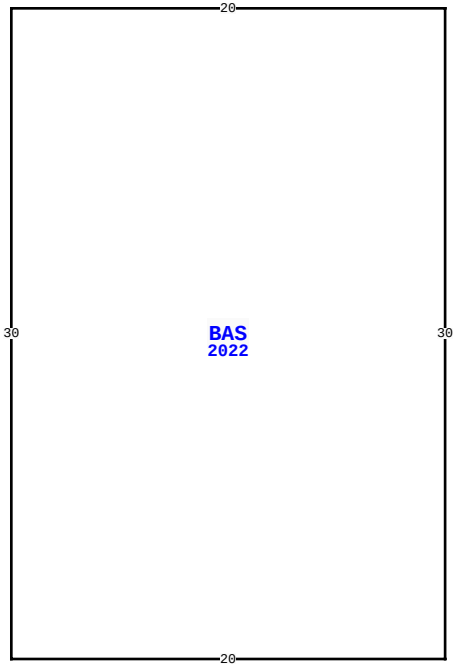
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2022	600	17,512
TOTALS	600			600	17,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	77.1650	30.09	18,054	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 100% - 2022 Heated Area: 600 HX Base Yr 2022



96497 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		346,364
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		456,364
SOH/AGL Deduction		837
ASSESSED VALUE		455,527
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		404,116
TOTAL JUST VALUE		456,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/0996	11/22/2021	WD	Q	I	01	500,000
GRANTOR: SKWIERTZ ALBERT A JR						
GRANTEE: LAAUSER ROBERT W SR						
2231/0148	10/08/2018	WD	U	I	39	248,500
GRANTOR: OMANSKY CONRAD J & BE						
GRANTEE: SKWIERTZ ALBERT A J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S30 E20 N30$.

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

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