BLOCK 3 LOT 28
IN OR 1547/1727
NASSAU LAKES 1B REPLAT PB6/175

HARDY BRANDON/HARDY TAMMY M
96523 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141B-0003-0280

BUILDING CHARACTERISTICS

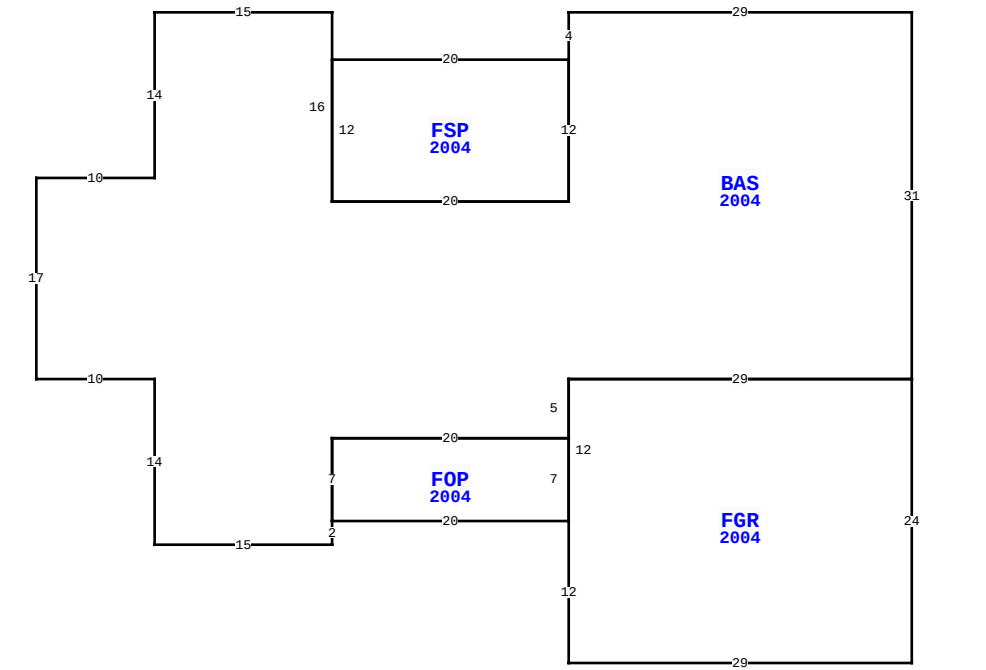
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,144	100	2004	2,144	257,990
FGR	696	55	2004	383	46,087
FOP	140	30	2004	42	5,054
FSP	240	40	2004	96	11,552
TOTALS	3,220			2,665	320,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,665	102.1248	141.95	378,297	2004	2004	0	0	0	15.23	84.77

1 SNGL FAM 100% - 2026 Heated Area: 2144 HX Base Yr 2026



96523 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		339,733
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		449,733
SOH/AGL Deduction		0
ASSESSED VALUE		449,733
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		398,322
TOTAL JUST VALUE		449,733
NCON VALUE		19,051
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001315	INSTALL 24 X 30 C	31,132	02/06/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/1727	1/24/2008	QC	Q	I	01	100
GRANTOR: HARDY BRANDON						
GRANTEE: HARDY BRANDON & TAM						
1173/1341	9/22/2003	WD	Q	V		44,000
GRANTOR: NO MO NASSAU LAKES IN						
GRANTEE: HARDY BRANDON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W29 S4 FSP=[YR=2004] W20 S12 E20 N12$ S12 W20 N16 W15 S14 W10 S17 E10 S14 E15 N2 FOP=[YR=2004] E20 FGR=[YR=2004] S12 E29 N24 W29 S12$ N7 W20 S7$ N7 E20 N5 E29 N31$.

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

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2026

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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	06	Quality Level 06

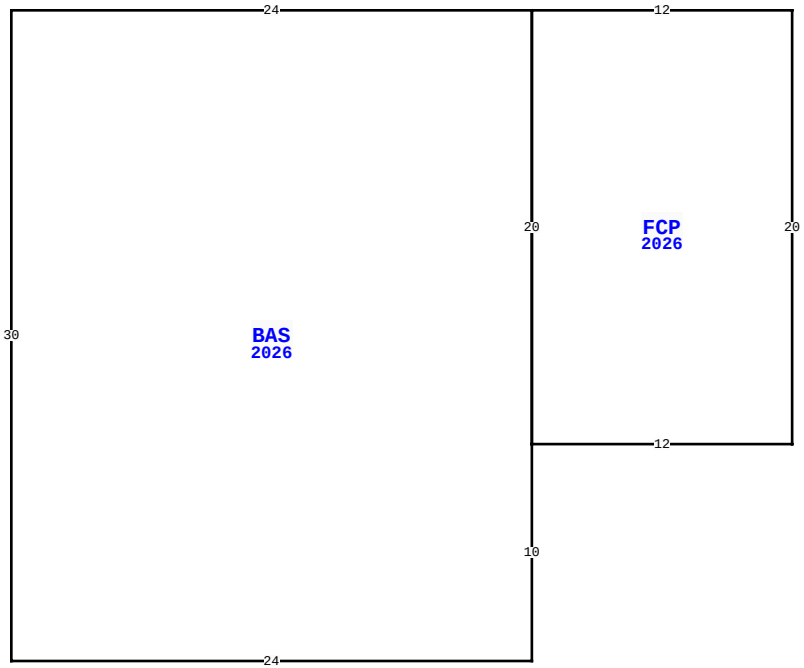
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2026	720	17,584
FCP	240	25	2026	60	1,465
TOTALS	960			780	19,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	63.2500	24.67	19,243	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 720 HX Base Yr 2026



96523 CAYMAN CIR, FERNANDINA BEACH

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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		398,322
TOTAL JUST VALUE		449,733
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/1727	1/24/2008	QC	Q	I	01	100
GRANTOR: HARDY BRANDON						
GRANTEE: HARDY BRANDON & TAM						
1173/1341	9/22/2003	WD	Q	V		44,000
GRANTOR: NO MO NASSAU LAKES IN						
GRANTEE: HARDY BRANDON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=56,10] E24 S20 S10 W24 N30 $
FCP=[YR=2026;ORIG=80,10] E12 S20 W12 N20 $
.

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

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