

BLOCK 4 LOT 6
IN OR 2105/1926
NASSAU LAKES 1B REPLAT PB6/175

KLOEPFER MATTHEW ALAN/SHIRLEY KALEENA L
96156 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141B-0004-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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		

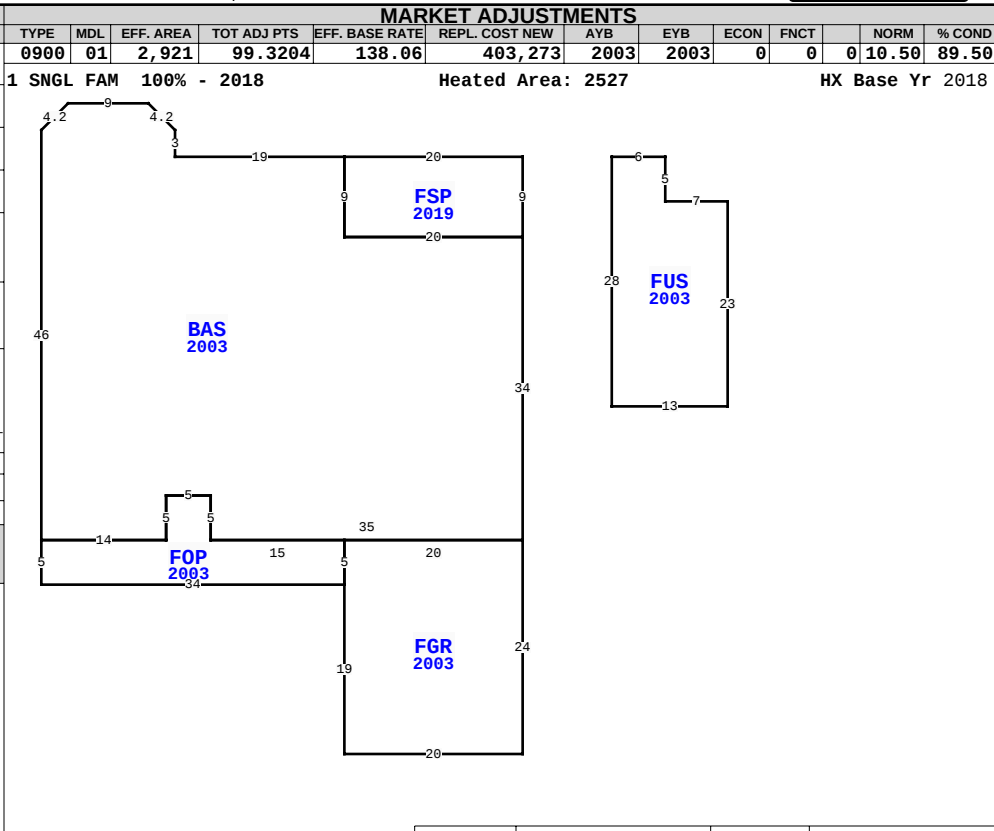
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,198	100	2003	2,198	271,593
FGR	480	55	2003	264	32,621
FOP	195	30	2003	58	7,166
FSP	180	40	2019	72	8,896
FUS	329	100	2003	329	40,653

TOTALS	3,382			2,921	360,929
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0860	POOL/SPA	0	100	0	0		1.00	50,000.00
3	0911	SCRN RM A	0	100	0	0		1,100.00	SF 18.00
5	0351	CARPORT MT	0	100	30	20		600.00	SF 10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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96156 CAYMAN CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/09/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0860	POOL/SPA	0	100	0	0		1.00	50,000.00	100	2003	2003	04	85	42,500	
3	0911	SCRN RM A	0	100	0	0		1,100.00	SF 18.00	100	2003	2003	3	20	3,960	
5	0351	CARPORT MT	0	100	30	20		600.00	SF 10.00	100	2004	2004	3	20	1,200	

TOTAL OB/XF										47,660						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00

Total Acres: 0.00	Total Land Value: 110,000	Market: 0	Agricultural: 0	Common: 110,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												

VALUATION BY		STANDARD									
Tax Group: 4		Tax Dist:									
BUILDING MARKET VALUE		360,929									
TOTAL MARKET OB/XF VALUE		47,660									
TOTAL LAND VALUE - MARKET		110,000									
TOTAL MARKET VALUE		518,589									
SOH/AGL Deduction		151,947									
ASSESSED VALUE		366,642									
TOTAL EXEMPTION VALUE		51,411									
BASE TAXABLE VALUE		315,231									
TOTAL JUST VALUE		518,589									
NCON VALUE		0									
INCOME VALUE											
PREVIOUS YEAR MKT VALUE		513,790									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016143	REPAIR/RRF	20,914	11/19/2021
R2104172	ROOF	23,741	04/06/2021
C0210255	C0 ISSUED	0	03/24/2003
B0210255	NEW CONSTR	187,506	09/01/2002

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BUILDING NOTES									
FSP=[YR=2019] W20 BAS=[YR=2003] W19 N3 L3 U3 W9 D3 L3 S46 FOP=[YR=2003] S5E34 FGR=[YR=2003] S19 E20 N24 W20 S5 \$ N5 W15 N5 W5 S5 W14 \$ E14 N5 E5 S5 E35 N34 W20 N9 \$ S9 E20 N9 \$ PTR=E10 FUS=[YR=2003] E6 S5 E7 S23 W13 N28\$ W10\$.									

BUILDING DIMENSIONS									
FSP=[YR=2019] W20 BAS=[YR=2003] W19 N3 L3 U3 W9 D3 L3 S46 FOP=[YR=2003] S5E34 FGR=[YR=2003] S19 E20 N24 W20 S5 \$ N5 W15 N5 W5 S5 W14 \$ E14 N5 E5 S5 E35 N34 W20 N9 \$ S9 E20 N9 \$ PTR=E10 FUS=[YR=2003] E6 S5 E7 S23 W13 N28\$ W10\$.									

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