

BLK 4 LOT 9 & PT LOT 10
IN OR 2687/695
NASSAU LAKES 1B R/P PBK 6/175

FRIEDERICH'S BRIAN & ASHLEY
325 9TH ST
ATLANTIC BEACH, FL 32233

2026

27-2N-28-141B-0004-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	2	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

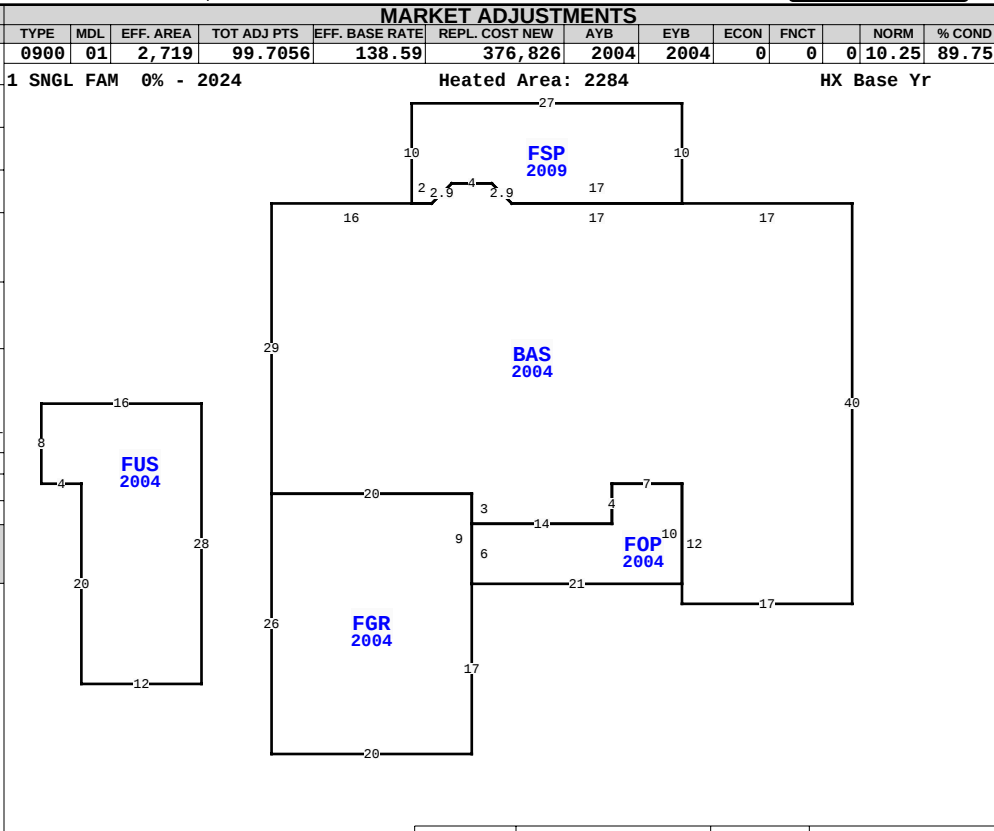
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2004	1,916	238,320
FGR	520	55	2004	286	35,574
FOP	154	30	2004	46	5,722
FSP	258	40	2009	103	12,812
FUS	368	100	2004	368	45,773
TOTALS	3,216			2,719	338,201

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
3	0820	WOOD WALK	0	0	16	12	192.00	SF	11.75	11.75	100	2011	2011	3	40	902	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



96198 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
3	0820	WOOD WALK	0	0	16	12	192.00	SF	11.75	11.75	100	2011	2011	3	40	902	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

NASSAU COUNTY PROPERTY		
PAGE 1 of 1	4	
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		338,201
TOTAL MARKET OB/XF VALUE		3,912
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		452,113
SOH/AGL Deduction		0
ASSESSED VALUE		452,113
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		452,113
TOTAL JUST VALUE		452,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2687/695	12/28/2023	WD U I
GRANTOR: 3725 SPRING PARK LLC		
GRANTEE: FRIEDERICH'S BRIAN &		
2521/1062	12/13/2021	WD Q I 01
GRANTOR: BROWN BRIAN K & LOUIS		
GRANTEE: 3725 SPRING PARK LL		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2004]	W17	FSP=[YR=2009]
N10	W27	S10
E2	U2	R2
E4	D2	
R2	E17	W17
U2	L2	W4
D2	L2	W16
S29	FGR=[YR=2004]	S26
E20	N17	FOP=[YR=2004]
E21	N10	W7
S4	W14	S6
N9	W20	S
E20	S3	E14
N4	E7	S12
E17	N40	PTR=W65
S20	FUS=[YR=2004]	W16
S8	E4	S20
E12	N28	N20
E65	S	