

BLK 4 PT OF LOT 10
IN OR 2685/1287
NASSAU LAKES 1B R/P PBK 6/175

BECKETT BRENT/DARBANDI SARAH
96220 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141B-0004-0100



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4																			
Exterior Wall	10	ABOVE AVG 100	0900	01	3,310	92.7360	128.90	426,659	2007	2007	0	0	0	8.50	91.50	VALUATION BY STANDARD																			
Roof Structure	08	IRREGULAR 100	1 SNGL FAM 100% - 2024														Heated Area: 2772																		
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2024																		
Interior Wall	05	DRYWALL 100																																	
Interior Floor	14	CARPET 60																																	
Interior Floor	12	HARDWOOD 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	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	1,775	100	2007	1,775	209,350																														
FEP	95	80	2017	76	8,963																														
FGR	726	55	2007	399	47,059																														
FOP	95	30	2007	28	3,302																														
FOP	117	30	2007	35	4,128																														
FUS	997	100	2007	997	117,589																														
TOTALS			3,805		3,310	390,393																													
EXTRA FEATURES						96220 CAYMAN CIR, FERNANDINA BEACH												BLD DATE XF DATE INC DATE						LGL DATE LAND DATE AG DATE						04/09/2026 MLU					
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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115																			
10	0911	SCRN RM A	0	100	0	0	900.00	SF	18.00	18.00	100	2019	2019	3	78	12,636																			
11	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500																			
14	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2025	2018		74	7,992																			
TOTAL OB/XF																		71,243																	
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
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	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																																			