BLOCK 4 LOT 12
IN OR 1313/846
NASSAU LAKES 1B REPLAT PB6/175

MCCANN SYLVIE
PO BOX 15151
FERNANDINA BEACH, FL 32035-3103

2026

27-2N-28-141B-0004-0120

BUILDING CHARACTERISTICS

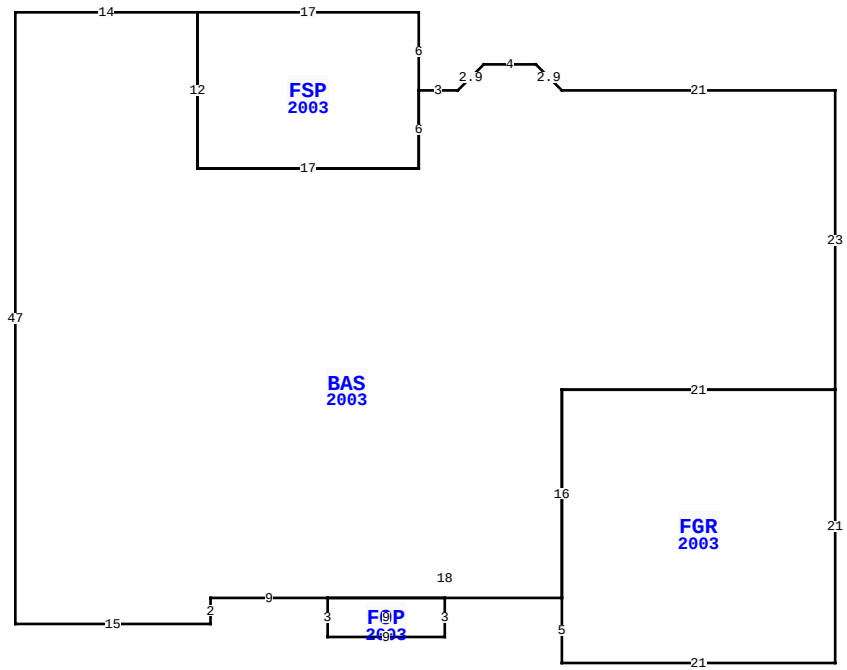
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,145	100	2003	2,145	255,068
FGR	441	55	2003	243	28,895
FOP	27	30	2003	8	952
FSP	204	40	2003	82	9,750
TOTALS	2,817			2,478	294,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,478	97.5456	135.59	335,992	2003	2003	0	0	0	12.30	87.70

2 SNGL FAM 100% - 2007 Heated Area: 2145 HX Base Yr 2007



96252 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 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		294,665
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		407,640
SOH/AGL Deduction		204,806
ASSESSED VALUE		202,834
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,423
TOTAL JUST VALUE		407,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106077	ROOF	25,000	05/12/2021
C0311375	CO ISSUED	0	01/08/2004
B0311375	NEW CONSTR	149,340	07/01/2003
95-01917	NEW CONSTR	63,694	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1313/0846	4/29/2005	QC	Q	I	06	100
GRANTOR: BOYETTE TIMOTHY H						
GRANTEE: MCCANN SYLVIE						
1248/1720	7/28/2004	WD	Q	I	06	100
GRANTOR: MCCANN SYLVIE						
GRANTEE: MCCANN SYLVIE & TIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W21 U2 L2 W4 D2 L2 W3 FSP=[YR=2003] N6 W17 S12 E17 N6$ S6 W17 N12 W14 S47 E15 N2 E9 FOP=[YR=2003] S3 E9 N3 W9$ E18 FGR=[YR=2003] S5 E21 N21 W21 S16$ N16 E21 N23$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	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