BLOCK 4 LOT 14
IN OR 1375/870
NASSAU LAKES 1B REPLAT PB6/175

LEVERS JUDITH
96316 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141B-0004-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

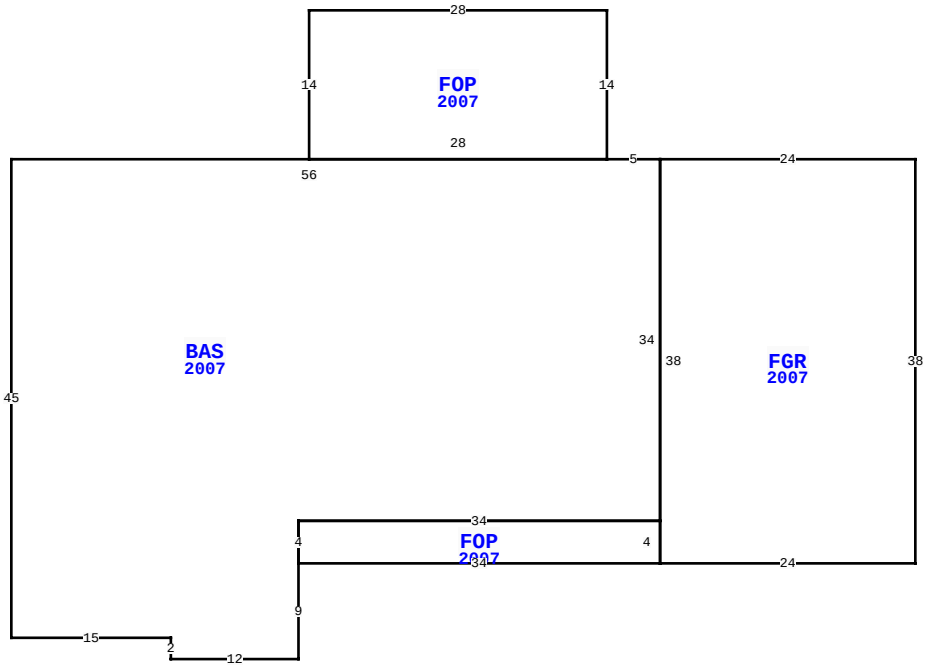
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2007	2,395	272,395
FGR	912	55	2007	502	57,095
FOP	136	30	2007	41	4,663
FOP	392	30	2007	118	13,420
TOTALS	3,835			3,056	347,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,056	89.4240	124.30	379,861	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM 100% - 2008 Heated Area: 2395 HX Base Yr 2008



96316 CAYMAN CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		347,573
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		457,573
SOH/AGL Deduction		220,426
ASSESSED VALUE		237,147
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		180,736
TOTAL JUST VALUE		457,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12257	MECH OTHER	0	11/01/2006
C18612	CO ISSUED	0	10/01/2006
B18612	NEW CONSTR	269,383	10/01/2006
E18144	ELEC OTHER	5,000	10/01/2006
P11609	OTHER	0	10/01/2006
R09772	REPAIR/RRF	8,500	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1375/0870	12/20/2005	WD	Q	V		90,000
GRANTOR: SABA GEORGE A						
GRANTEE: LEVERS JOHN S & JUD						
0961/0021	12/06/2000	WD	Q	V		31,500
GRANTOR: NASSAU LAKES INC						
GRANTEE: SABA GEORGE A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W24 BAS=[YR=2007] W5 FOP=[YR=2007] N14 W28 S14 E28$ W56 S45 E15 S2 E12 N9 FOP=[YR=2007] E34 N4 W34 S4$ N4 E34 N34$ S38 E24 N38$.

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
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