BLOCK 4 LOT 15
NASSAU LAKES 1B REPLAT PB6/175

BETTENCOURT MANUEL & KIM L/E/
96344 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141B-0004-0150

BUILDING CHARACTERISTICS

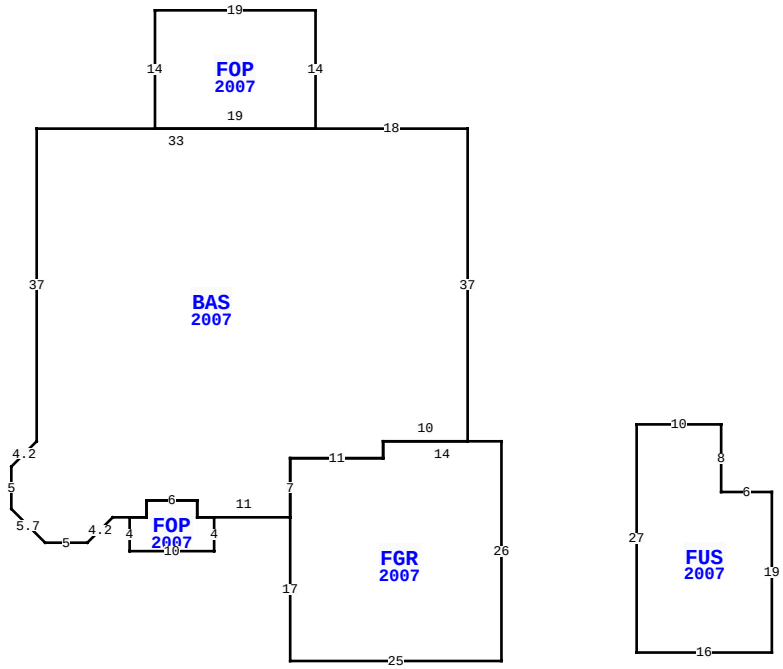
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,213	100	2007	2,213	278,372
FGR	628	55	2007	345	43,397
FOP	52	30	2007	16	2,013
FOP	266	30	2007	80	10,063
FUS	384	100	2007	384	48,303
TOTALS	3,543			3,038	382,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,038	99.4428	138.23	419,943	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2021 Heated Area: 2597 HX Base Yr



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

96344 CAYMAN CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		382,148
TOTAL MARKET OB/XF VALUE		49,143
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		541,291
SOH/AGL Deduction		0
ASSESSED VALUE		541,291
TOTAL EXEMPTION VALUE	13	541,291
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		541,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014305	18X36 CPT	20,800	11/06/2023
22001099	REPAIR/RRF	29,598	01/19/2022
M2006099	H/AC	7,000	07/01/2020
B21594	POOL ENCLOSURE	13,877	07/01/2008
M12892	MECH OTHER	0	05/01/2007
E18982	ELEC OTHER	2,000	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/150	6/04/2025	WD	U	I	11	100
GRANTOR: BETTENCOURT MANUEL &						
GRANTEE: NAVAB-TEHRANI ARIA						
2413/0905	10/04/2020	WD	U	I	11	100
GRANTOR: COURTER JANET K & VIC						
GRANTEE: BETTENCOURT MANUEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FOP=[YR=2007] N14 W19 S14 E19 $ W33 S37 D3 L3 S5 D4 R4 E5 U3 R3 E2 FOP=[YR=2007] S4 E10 N4 W2 N2 W6 S2 W2 $ E2 N2 E6 S2 E11 FGR=[YR=2007] S17 E25 N26 W14 S2 W11 S7 $ N7 E11 N2 E10 N37 $ PTR= E20 S35 FUS=[YR=2007] E10 S8 E6 S19 W16 N27 $ N35 W20 $.

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
2	0911	SCRN RM A	0	100	0	0	1,876.00	SF	18.00	18.00	100	2008	2008	3	27	9,117	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2008	2008	03	85	34,000	
7	0351	CARPORT MT	0	100	36	18	648.00	SF	10.00	10.00	100	2024	2023		93	6,026	

LAND DESCRIPTION

TOTAL OB/XF 49,143

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 01/16/2024 BY DJ Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/09/2026 BY SYS