BLOCK 4 LOT 17
NASSAU LAKES 1B REPLAT PB6/175

FROST LEONARD
96392 CAYMAN CR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141B-0004-0170

BUILDING CHARACTERISTICS

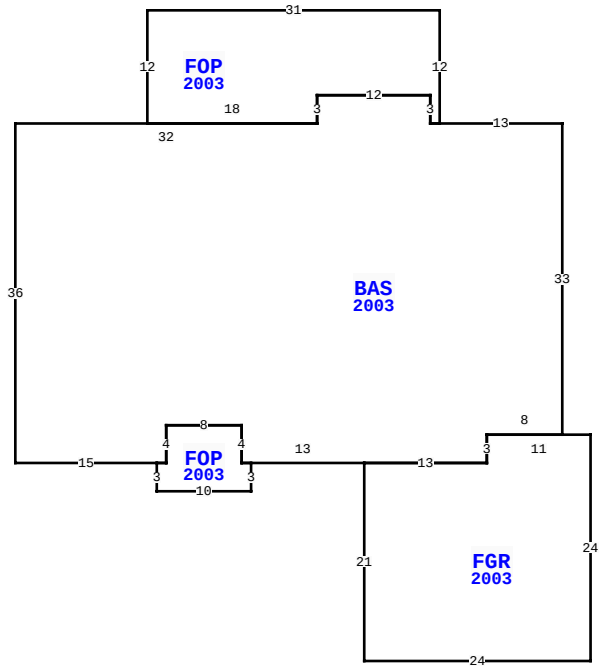
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,068	100	2003	2,068	262,366
FGR	537	55	2003	295	37,426
FOP	62	30	2003	19	2,410
FOP	336	30	2003	101	12,814
TOTALS	3,003			2,483	315,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,483	102.5568	142.55	353,952	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2008 Heated Area: 2068 HX Base Yr 2008



96392 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		315,017
TOTAL MARKET OB/XF VALUE		6,437
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		431,454
SOH/AGL Deduction		204,787
ASSESSED VALUE		226,667
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,256
TOTAL JUST VALUE		431,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103128	ROOF	26,983	03/16/2021
B0210061	NEW CONSTR	160,000	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/0469	10/13/2022	QC	U	I	11	100
GRANTOR: FROST ANGELA D						
GRANTEE: FROST LEONARD						
1500/0616	5/22/2007	WD	Q	I		373,900
GRANTOR: BOATWRIGHT LARRY & SA						
GRANTEE: FROST LEONARD & ANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W13 FOP=[YR=2003] N12 W31 S12 E18 N3 E12 S3 E1 $ W1 N3 W12 S3 W32 S36 E15 FOP=[YR=2003] S3 E10 N3 W1 N4 W8 S4 W1 $ E1 N4 E8 S4 E13 FGR=[YR=2003] S21 E24 N24 W11 S3 W13 $ E13 N3 E8 N33 $.

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	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2003	2003	3	20	1,000	
4	0940	SHEDS/PORT	0	100	18	11	198.00	SF	30.00	30.00	100	2003	2003	3	20	1,188	
5	1126	CB/STC 8"	0	100	0	0	199.00	SF	8.00	8.00	100	2003	2003	3	80	1,274	

LAND DESCRIPTION

TOTAL OB/XF 6,437

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