



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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
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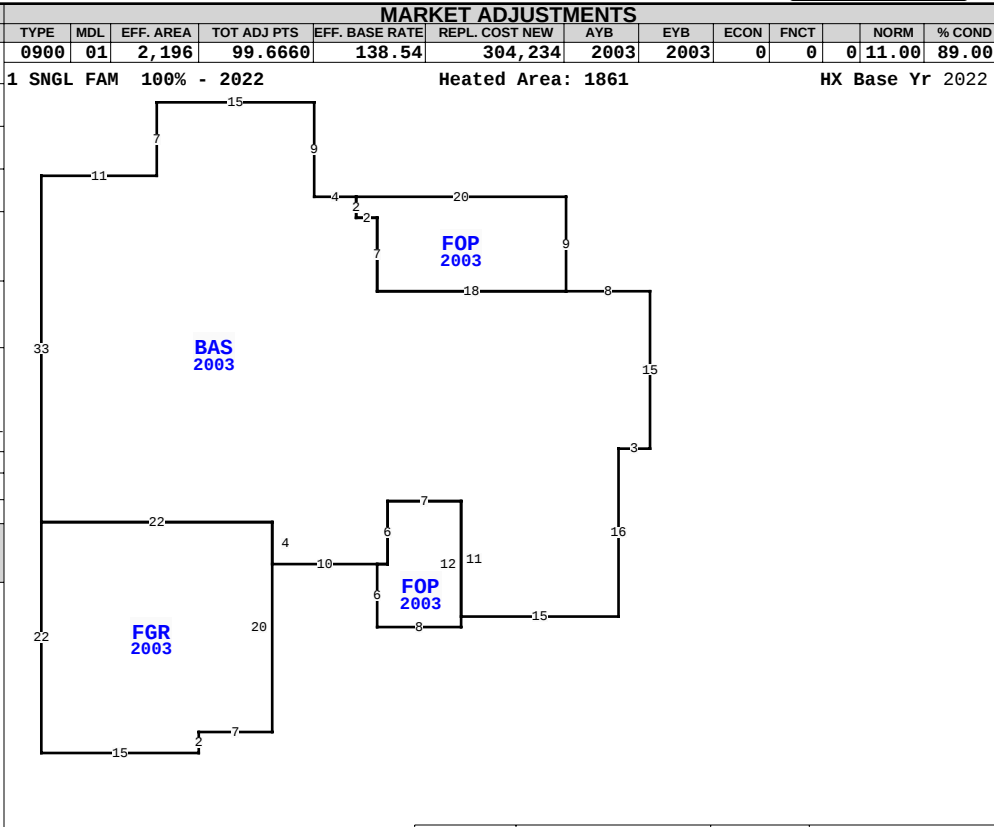
NEIGHBORHOOD/LOC	4011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,861	100	2003	1,861	229,462
FGR	470	55	2003	258	31,811
FOP	90	30	2003	27	3,329
FOP	166	30	2003	50	6,165

TOTALS	2,587			2,196	270,768
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
4	0911	SCRN RM A	0	100	0	0	1,200.00	SF	18.00
7	0940	SHEDS/PORT	0	100	16	12	192.00	SF	37.50
8	0680	POLE SHED	0	100	16	8	128.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00



96448 CAYMAN CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/09/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	2003	2003	3	85	2,975	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500	
4	0911	SCRN RM A	0	100	0	0	1,200.00	SF	18.00	18.00	100	2004	2004	3	20	4,320	
7	0940	SHEDS/PORT	0	100	16	12	192.00	SF	37.50	37.50	100	2007	2007	3	24	1,728	
8	0680	POLE SHED	0	100	16	8	128.00	SF	10.00	10.00	100	2007	2007	3	40	512	

TOTAL OB/XF													52,035		
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			
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000.00			
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NASSAU COUNTY PROPERTY										PAGE 1 of 2	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4	
BUILDING MARKET VALUE										284,352	
TOTAL MARKET OB/XF VALUE										52,035	
TOTAL LAND VALUE - MARKET										110,000	
TOTAL MARKET VALUE										446,387	
SOH/AGL Deduction										68,683	
ASSESSED VALUE										377,704	
TOTAL EXEMPTION VALUE										51,411	
BASE TAXABLE VALUE										326,293	
TOTAL JUST VALUE										446,387	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										435,869	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104178	ROOF	31,200	04/06/2021
B0310778	NEW CONSTR	179,000	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2523/0812	12/17/2021	WD	Q	I	01	545,000
GRANTOR: GRADY JOHN W & CANDIC						
GRANTEE: WHICKER DANA & SUSAN						
1164/1041	8/21/2003	WD	Q	I		196,000
GRANTOR: FRAZIER CONSTRUCTION						
GRANTEE: GRADY JOHN W & CAND						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W8 FOP=[YR=2003] N9 W20 S2 E2 S7 E18\$ W18 N7 W2 N2 W4 N9 W15 S7 W11 S33 FGR=[YR=2003] S22 E15 N2 E7 N20 W22\$E22 S4 E10 FOP=[YR=2003] S6 E8 N12 W7 S6 W1\$ E1 N6 E7 S11 E15 N16E3 N15\$.									

WHICKER DANA & SUSAN CAROLINE
96448 CAYMAN CIR
FERNANDINA BEACH, FL 32034

27-2N-28-141B-0004-0190

[illegible]