BLOCK 4 LOT 22
IN OR 1769/1830
NASSAU LAKES 1B REPLAT PB6/175

VIENNEAU JENNIFER L/MASSEY DREW H
96524 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141B-0004-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

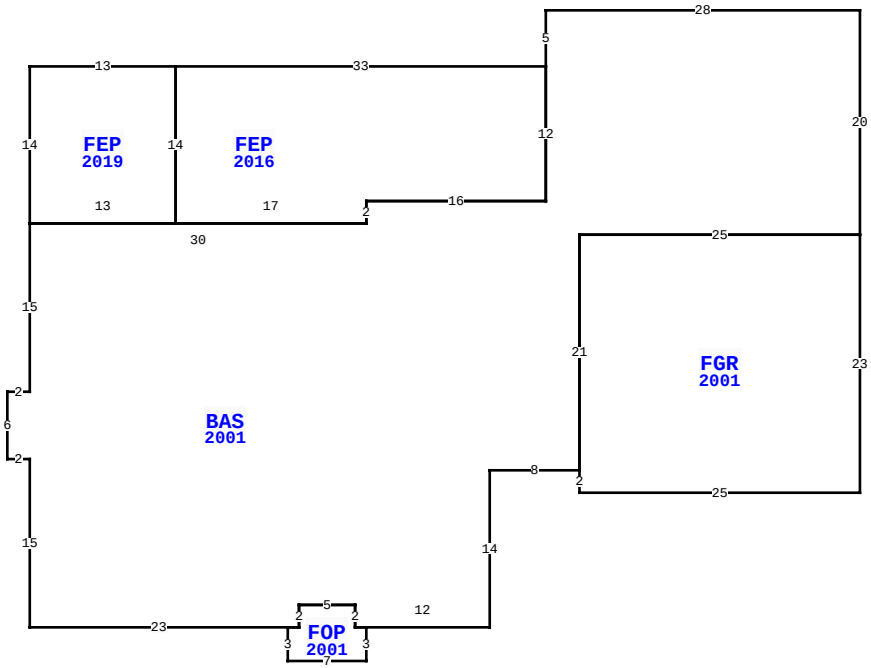
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	2,243	100	2001	2,243	272,607
FEP	430	80	2016	344	41,809
FEP	182	80	2019	146	17,744
FGR	575	55	2001	316	38,406
FOP	31	30	2001	9	1,094
TOTALS	3,461			3,058	371,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,058	99.3600	138.11	422,340	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2012 Heated Area: 2243 HX Base Yr 2012



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

96524 CAYMAN CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		393,128
TOTAL MARKET OB/XF VALUE		49,196
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		552,324
SOH/AGL Deduction		248,105
ASSESSED VALUE		304,219
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		252,808
TOTAL JUST VALUE		552,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106146	SCRN ENCLSR	7,692	08/01/2021
B1912511	GARAGE	40,572	12/06/2019
R1909286	REPAIR/RRF	27,061	08/28/2019
B1900272	USP TO FEP	21,976	01/01/2019
B1631826	ADDITION	18,581	02/01/2016
B20248	ADDITION	12,888	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1769/1830	8/29/2011	WD	Q	I	01	228,000
GRANTOR: HARDY BRANDON & TAMMY						
GRANTEE: VIENNEAU JENNIFER L						
0959/0703	11/22/2000	WD	Q	V		31,500
GRANTOR: NASSAU LAKES INC						
GRANTEE: HARDY BRANDON & TAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W28 S5 FEP=[YR=2016] W33 FEP=[YR=2019] W13 S14 E13 N14 $ S14 E17 N2 E16 N12 $ S12 W16 S2 W30 S15 W2 S6 E2 S15 E23 FOP=[YR=2001] S3 E7 N3 W1 N2 W5 S2 W1 $ E1 N2 E5 S2 E12 N14 E8 FGR=[YR=2001] S2 E25 N23 W25 S21 $ N21 E25 N20 $.

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	1,550.00	SF	18.00	18.00	100	2007	2007	3	24	6,696	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 49,196

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

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IN OR 1769/1830
NASSAU LAKES 1B REPLAT PB6/175

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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

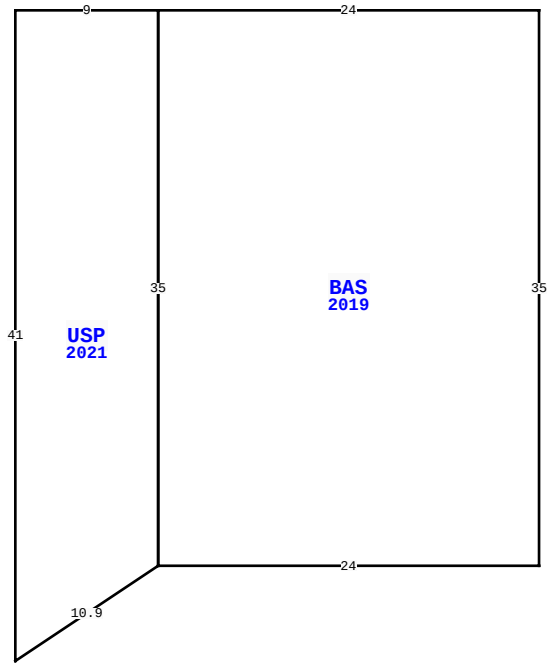
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2019	840	19,124
USP	342	30	2021	103	2,345
TOTALS	1,182			943	21,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	943	62.1000	24.22	22,839	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2012 Heated Area: 840 HX Base Yr 2012



96524 CAYMAN CIR, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

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ASSESSED VALUE		304,219
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		252,808
TOTAL JUST VALUE		552,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19950	SWIM POOL	20,000	05/01/2007
M015099	H/AC	0	06/01/2001
P014645	NEW CONSTR	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1769/1830	8/29/2011	WD	Q	I	01	228,000
GRANTOR: HARDY BRANDON & TAMMY						
GRANTEE: VIENNEAU JENNIFER L						
0959/0703	11/22/2000	WD	Q	V		31,500
GRANTOR: NASSAU LAKES INC						
GRANTEE: HARDY BRANDON & TAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W24 S35 E24 N35 $
USP=[YR=2021;ORIG=-24,0] W9 S41 U6R9 N35 $
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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

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