



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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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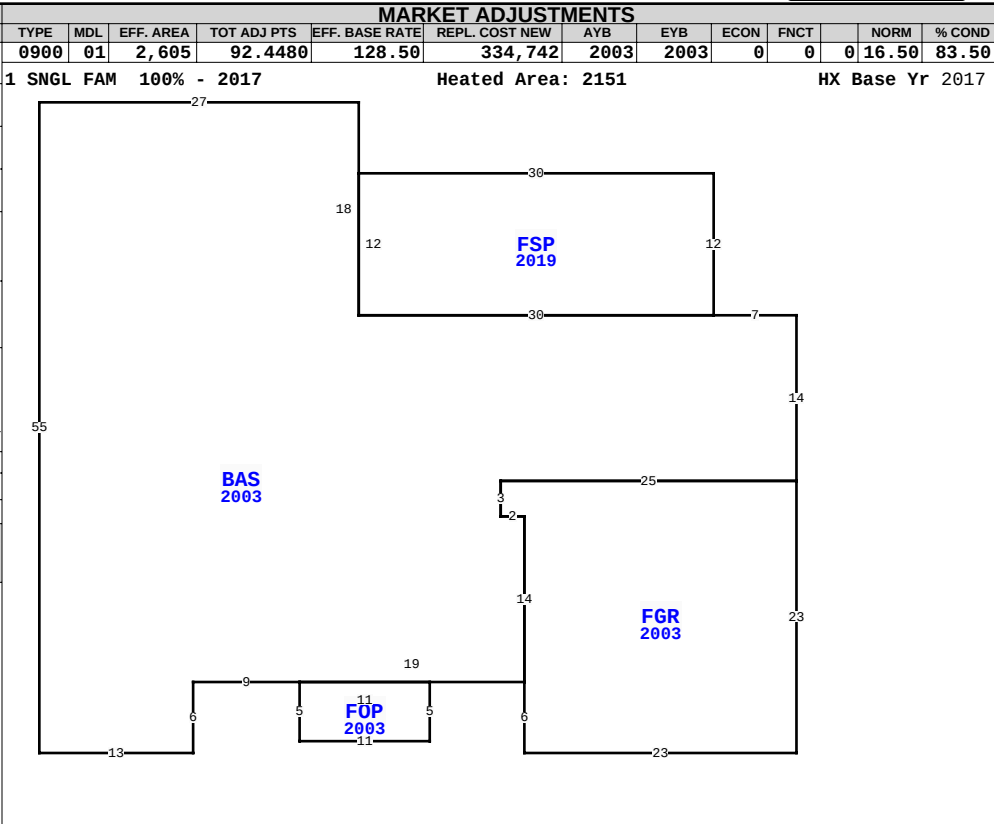
NEIGHBORHOOD/LOC	4011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,151	100	2003	2,151	230,797
FGR	535	55	2003	294	31,545
FOP	55	30	2003	16	1,717
FSP	360	40	2019	144	15,451

TOTALS	3,101			2,605	279,510
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0511	GARAGE CB-	0	100	30	24	720.00	SF	40.00		
4	0350	CARPORT WD	0	100	26	22	572.00	SF	13.00		

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



96550 CAYMAN CIR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/09/2026
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
29,138											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
279,510											
TOTAL MARKET OB/XF VALUE											
29,138											
TOTAL LAND VALUE - MARKET											
110,000											
TOTAL MARKET VALUE											
418,648											
SOH/AGL Deduction											
117,940											
ASSESSED VALUE											
300,708											
TOTAL EXEMPTION VALUE											
HX HB 51,411											
BASE TAXABLE VALUE											
249,297											
TOTAL JUST VALUE											
418,648											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
435,747											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0210112	CO ISSUED	0	01/15/2003
B0210228	GARAGE	23,760	09/01/2002
B0210112	NEW CONSTR	161,640	08/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2849/1956	2/27/2026	QC	U	I	11	100	
GRANTOR: RAYBURN SHAW MARLENA							
GRANTEE: SHAW MARLENA & SCOT							
2199/1266	4/27/2018	QC	U	I	11	100	
GRANTOR: RAYBURN PAUL SCOTT							
GRANTEE: RAYBURN MARLENA MAR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W7 FSP=[YR=2019] N12 W30 S12 E30\$ W30 N18 W27 S55 E13 N6 E9 FOP=[YR=2003] S5 E11 N5 W11\$ E19 FGR=[YR=2003] S6 E23 N23 W25 S3 E2 S14\$ N14 W2 N3 E25 N14\$.											