

BLOCK 4 LOT 28
IN OR 1013/1618
NASSAU LAKES 1B REPLAT PB6/175

CARROLL MICHAEL C & BARBARA J
96672 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141B-0004-0280



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	1,878	100	2004	1,878	227,143
FGR	644	55	2004	354	42,816
FOP	43	30	2004	13	1,572
FSP	304	40	2008	122	14,756
TOTALS	2,869			2,367	286,287

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00

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

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,367	103.2822	143.56	339,807	2004	2004	0	0	0 15.75	84.25
1 SNGL FAM 100% - 2005 Heated Area: 1878 HX Base Yr 2005											
96672 CAYMAN CIR, FERNANDINA BEACH											

96672 CAYMAN CIR, FERNANDINA BEACH				XF DATE						LAND DATE		04/09/2026	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	50,000.00	50,000.00	100	2008	2008	04	85	42,500				

TOTAL OB/XF 42,500											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		286,287	
TOTAL MARKET OB/XF VALUE		42,500	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		438,787	
SOH/AGL Deduction		219,046	
ASSESSED VALUE		219,741	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		168,330	
TOTAL JUST VALUE		438,787	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		429,846	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21892	SWIM POOL	26,700	09/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1013/1618	10/17/2001	WD	Q	V		30,500	
GRANTOR: NASSAU LAKES INC							
GRANTEE: CARROLL MICHAEL & B							
0699/0417	2/28/1994	WD	U	V	19	118,000	
GRANTOR: PITTMAN & RINEY							
GRANTEE: NASSAU LAKES INC							

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=2004] W12 FSP=[YR=2008] N8 W26 S8 E1 S4 E24 N4 E1\$ W1 S4 W24 N4 W14 S39 FGR=[YR=2004] S28 E23 N28 W23\$ E32 FOP=[YR=2004] S4 E7 N4 W1 N3 W5 S3 W1\$ E1 N3 E5 S3 E13 N39\$.

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