

LOT 11
IN OR 1012/1405
BEACHWAY @ NASSAU LAKE 1-A

CALDWELL MICHELLE & DWAYNE
9637 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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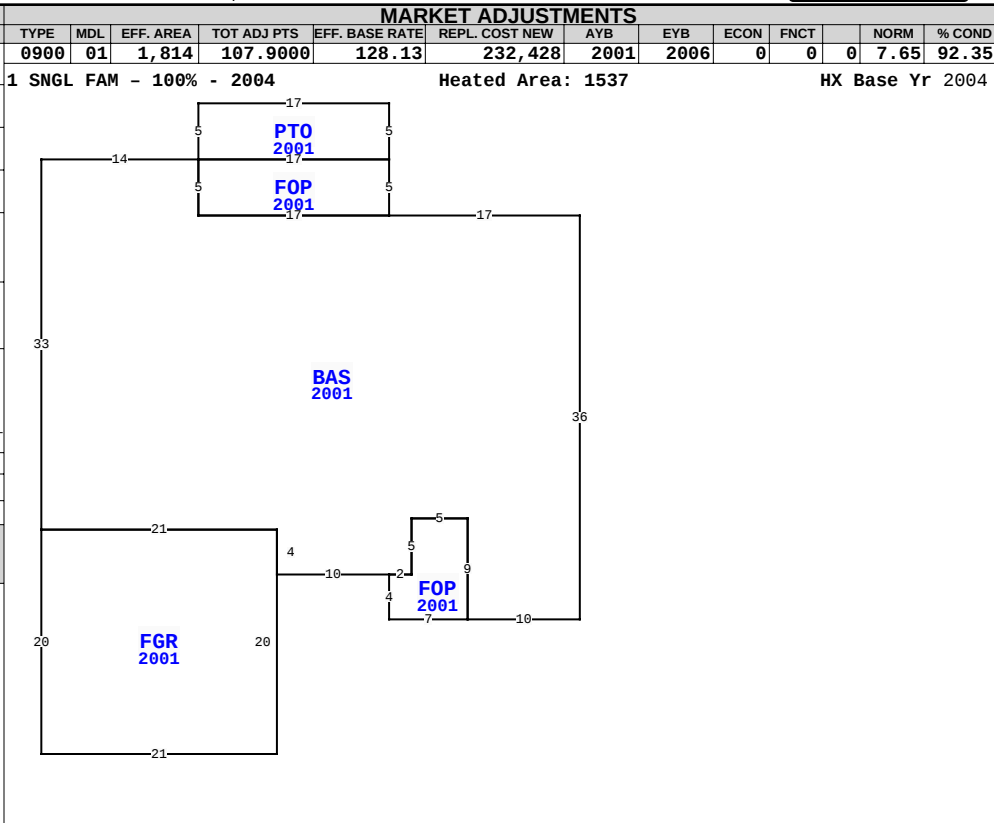
NEIGHBORHOOD/LOC	4057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	1,537	181,870
FGR	420	55	231	27,334
FOP	53	30	16	1,893
FOP	85	30	26	3,076
PTO	85	5	4	474

TOTALS	2,180		1,814	214,647
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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	0811	CONCRETE B	0	100	0	0	821.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	328.00	SF	10.00	10.00	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

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	SFR	100	0003		0.00	0.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
26,312											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		214,647	
TOTAL MARKET OB/XF VALUE		26,312	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		315,959	
SOH/AGL Deduction		170,169	
ASSESSED VALUE		145,790	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		95,790	
TOTAL JUST VALUE		315,959	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		241,105	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1800149	REPAIR/RRF	9,760	01/01/2018
B21031	SWIM POOL	43,250	01/01/2008
B0108352	NEW CONSTR	78,472	06/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1050/1096	4/18/2002	WD	U	V	07
GRANTOR: OCEAN REACH JOINT VEN					
GRANTEE: KB HOME JACKSONVILL					
1012/1405	10/11/2001	WD	Q	I	
GRANTOR: TRADEMARK HOME BUILDE					
GRANTEE: CALDWELL MICHELLE &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W17 FOP=[YR=2001] N5 PTO=[YR=2001] N5 W17 S5 E17 \$ W17 S5 E17 \$ W17 N5 W14 S33 FGR=[YR=2001] S20 E21 N20 W21 \$ E21 S4 E10 FOP=[YR=2001] S4 E7 N9 W5 S5 W2 \$ E2 N5 E5 S9 E10 N36 \$.											