

LOT 13
BEACHWAY @ NASSAU LAKE 1-A
PB 6/199

WALSH DAVID G & MARY A
9665 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0013-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	30	VINYL 70	0900	01	1,943	118.4820	140.70	273,380	2001	2005	0	0	0	8.15	91.85	VALUATION BY STANDARD									
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2021													Heated Area: 1585									
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2021									
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			03	Quality Level 03																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA												04									
NEIGHBORHOOD/LOC			4057.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,585	100	1,585	204,835																					
FGR	441	55	243	31,404																					
FOP	50	30	15	1,939																					
FOP	85	30	26	3,360																					
USP	245	30	74	9,563																					
TOTALS			2,406	1,943	251,100																				
EXTRA FEATURES			9665 CAUSEWAY PL, FERNANDINA BEACH																						
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	0811	CONCRETE B	0	100	0	0	682.00	SF	5.20	5.20	100	2001	2001	3	82	2,908									
2	0855	CONC PAVER	0	100	0	0	1,299.00	SF	7.00	7.00	100	2012	2012	3	94	8,547									
TOTAL OB/XF 11,455																									
LAND DESCRIPTION			TOTAL OB/XF 11,455																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								
REVIEW DATE 02/24/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									

Diagram showing building layout with dimensions and area calculations.

USP 2012

FOP 2001

BAS 2001

FGR 2001

FOP 2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/0875	10/28/2020	WD	Q	I	01	283,000
GRANTOR: ASHBURN HOWARD F & BL						
GRANTEE: WALSH DAVID G & MAR						
1220/0146	4/05/2004	TD	Q	I		169,800
GRANTOR: LEMASTER FAMILY TRUST						
GRANTEE: ASHBURN HOWARD F &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2001] W11 USP=[YR=2012] N15 W22 S10 FOP=[YR=2001] S5 E17 N5 W17\$ E17 S5 E5\$ W22 N7 L3 U3 W8 D3 L3 S35 FGR=[YR=2001] S21 E21 N21 W21 \$ E21S5 E9 FOP=[YR=2001] S4 E7 N1 W1 N8 W5 S5 W1\$ E1 N5 E5 S8 E11 N36 \$.						