

LOT 16
IN OR 997/1220
BEACHWAY @ NASSAU LAKE 1-A

WEBB GARY N & FLOCERFIDA S
9676 CAUSEWAY PL
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	30	VINYL 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 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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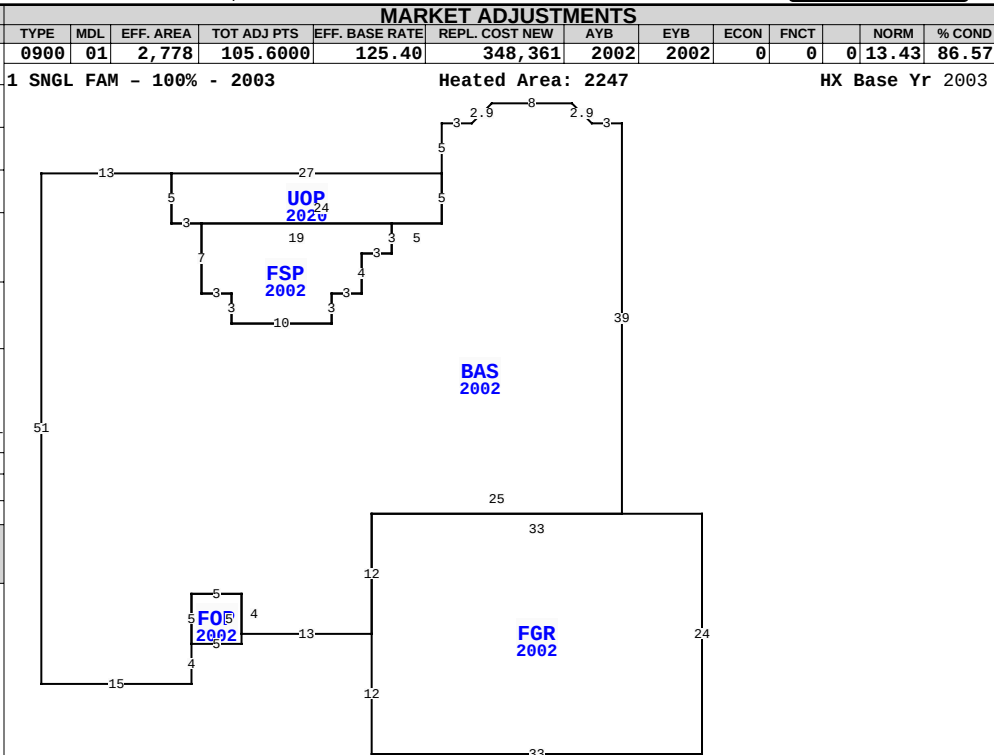
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,247	100	2,247	243,932
FGR	792	55	436	47,331
FOP	25	30	8	868
FSP	151	40	60	6,514
UOP	135	20	27	2,931

TOTALS	3,350		2,778	301,576
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0		1,134.00	4.00
2	0877	JACUZZI	0	100	0	0		1.00	1,000.00
3	0861	POOL GUNIT	0	100	0	0		450.00	85.00
4	0845	KOOL DECK	0	100	0	0		850.00	7.25
5	0350	CARPORT WD	0	100	14	14		196.00	13.00
6	1242	WD DECK A	0	100	0	0		260.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

REVIEW DATE	08/18/2020	BY	KWA
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9676 CAUSEWAY PL, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/22/2023	MLU
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					301,576				
TOTAL MARKET OB/XF VALUE					29,315				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					405,891				
SOH/AGL Deduction					214,086				
ASSESSED VALUE					191,805				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					136,805				
TOTAL JUST VALUE					405,891				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					307,324				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1905539	REPAIR/RRF	19,046	05/28/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1050/1096	4/18/2002	WD	U	V	07	100	
GRANTOR: OCEAN REACH JOINT VEN							
GRANTEE: KB HOME JACKSONVILL							
0997/1220	7/13/2001	WD	Q	V		28,500	
GRANTOR: TRADEMARK HOME BUILDE							
GRANTEE: WEBB GARY & FLOCERF							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W3 U2 L2 W8 D2 L2 W3 S5 UOP=[YR=2020] W27 S5 E3 FSP=[YR=2002] S7 E3 S3 E10 N3 E3 N4 E3 N3 W19 \$ E24 N5\$ S5 W5 S3 W3 S4 W3 S3 W10 N3 W3 N7 W3 N5 W13 S51 E15 N4 FOP=[YR=2002] E5 N5 W5 S5 \$ N5 E5 S4 E13 FGR=[YR=2002] S12 E33 N24 W33 S12 \$ N12 E25 N39 \$.									

TOTAL OB/XF									
29,315									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

Market:	0	Agricultural:	0	Common:	75,000	PRINTED 08/02/2023 BY SYS
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