LOT 18
IN OR 1255/1072
BEACHWAY @ NASSAU LAKE 1-A

VENDOLA SUZANNE
9650 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0018-0000

BUILDING CHARACTERISTICS

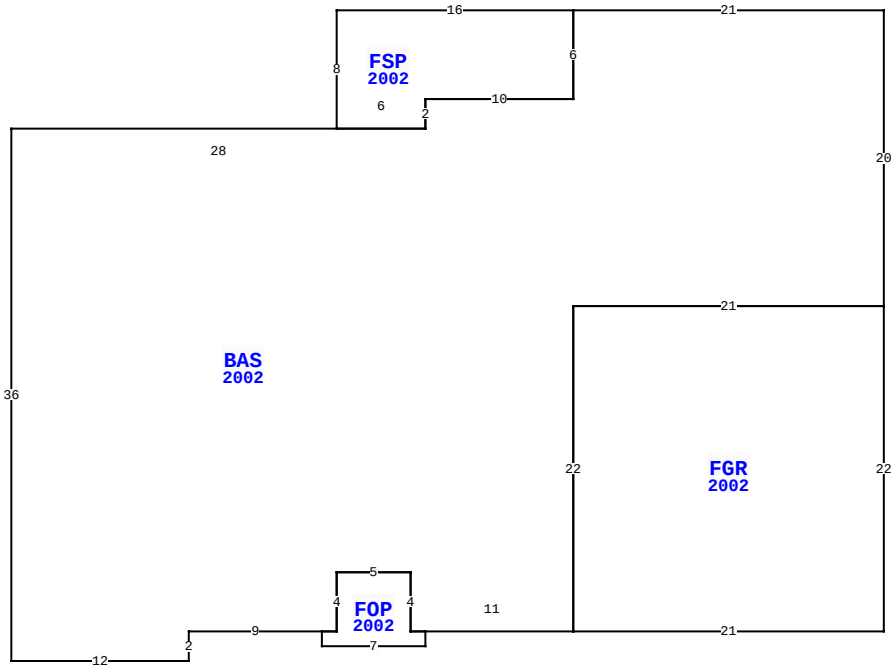
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,736	100	1,736	210,774
FGR	462	55	254	30,839
FOP	27	30	8	971
FSP	108	40	43	5,221
TOTALS	2,333		2,041	247,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,041	113.3860	134.65	274,821	2002	2002	0	0	0	9.83	90.17

1 SNGL FAM – 100% - 2003 Heated Area: 1736 HX Base Yr 2003



9650 CAUSEWAY PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,806
TOTAL MARKET OB/XF VALUE		3,496
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		326,302
SOH/AGL Deduction		184,891
ASSESSED VALUE		141,411
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,411
TOTAL JUST VALUE		326,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109043	NEW CONSTR	125,475	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1255/1072	8/27/2004	QC	U	I	01	100
GRANTOR: VENDOLA CHRISTOPHER &						
GRANTEE: VENDOLA SUZANNE						
1108/1576	1/22/2003	WD	Q	I		149,000
GRANTOR: BOWLES JOHN						
GRANTEE: VENDOLA CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W21 FSP=[YR=2002] W16 S8 E6 N2 E10 N6$ S6 W10 S2 W28 S36 E12 N2 E9 FOP=[YR=2002] S1 E7 N1 W1 N4 W5 S4 W1$E1 N4 E5 S4 E11 FGR=[YR=2002] E21 N22 W21 S22$ N22 E21 N20$.

EXTRA FEATURES

LN	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	810.00	SF	5.20	5.20	100	2002	2002	3	83	3,496	

LAND DESCRIPTION

TOTAL OB/XF 3,496

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 02/28/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS