

LOT 20
IN OR 1239/204
BEACHWAY @ NASSAU LAKE 1-A

NEAGLE DOROTHY ANNE EVANS
9614 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0020-0000



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	PAGE 1 of 1														
Exterior Wall	30	VINYL 70	0900	01	1,914	115.0520	136.62	261,491	2002	2002	0	0	0	9.83	90.17	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2005													Heated Area: 1593													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2005													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 50																											
Interior Floor	13	LVT/LAMNT 50																											
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	1,593	100	1,593	196,242																									
FGR	450	55	248	30,551																									
FOP	73	30	22	2,711																									
FOP	170	30	51	6,283																									
TOTALS	2,286		1,914	235,786																									
EXTRA FEATURES															9614 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045														
2	0811	CONCRETE B	0 100	0	0	784.00	SF	5.20	5.20	100	2002	2002	3	83	3,384														
3	0845	KOOL DECK	0 100	0	0	894.00	SF	7.25	7.25	100	2005	2005	3	87	5,639														
4	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	2005	2005	3	44	16,830														
5	1076	TRELLIS A	0 100	12	5	60.00	SF	7.50	7.50	100	2008	2008	3	56	252														
6	1076	TRELLIS A	0 100	17	10	170.00	SF	7.50	7.50	100	2008	2008	3	56	714														
TOTAL OB/XF 29,864																													
LAND DESCRIPTION																													
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													
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													
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																													

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE 235,786

TOTAL MARKET OB/XF VALUE 29,864

TOTAL LAND VALUE - MARKET 75,000

TOTAL MARKET VALUE 340,650

SOH/AGL Deduction 185,050

ASSESSED VALUE 155,600

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 105,600

TOTAL JUST VALUE 340,650

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 257,057

PERMIT NUM

DESCRIPTION

AMT

ISSUED

R180057 REPAIR/RRF 14,000 01/01/2018

B26475 REMODEL 1,826 09/03/2012

B0514693 SWIM POOL 27,386 01/01/2005

B0209916 NEW CONSTR 120,231 07/01/2002

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1239/0204 6/18/2004 WD Q I 170,000

GRANTOR: DAVIS JENNIE LEE

GRANTEE: NEAGLE DOROTHY ANNE

1095/1870 11/20/2002 WD Q I 133,700

GRANTOR: KB HOME

GRANTEE: DAVIS JENNIE LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FOP=[YR=2002] N5 W17 S10 E17 N5\$ S5 W35 S36 E10 S2 E2 FOP=[YR=2002] E7 N3 E9 FGR=[YR=2002] S14 E21 N23 W10 S3 W11 S6\$ N2 W11 N4 W5 S9\$ N9 E5 S4 E11 N4 E11 N3 E10 N31\$.