

LOT 16
IN OR 1331/1643
BEACHWAY @ NASSAU LAKE #1B

WITTERS MARTIN & LEEANN
96045 INLET COVE COURT
FERNANDINA BEACH, FL 32034

2023

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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	

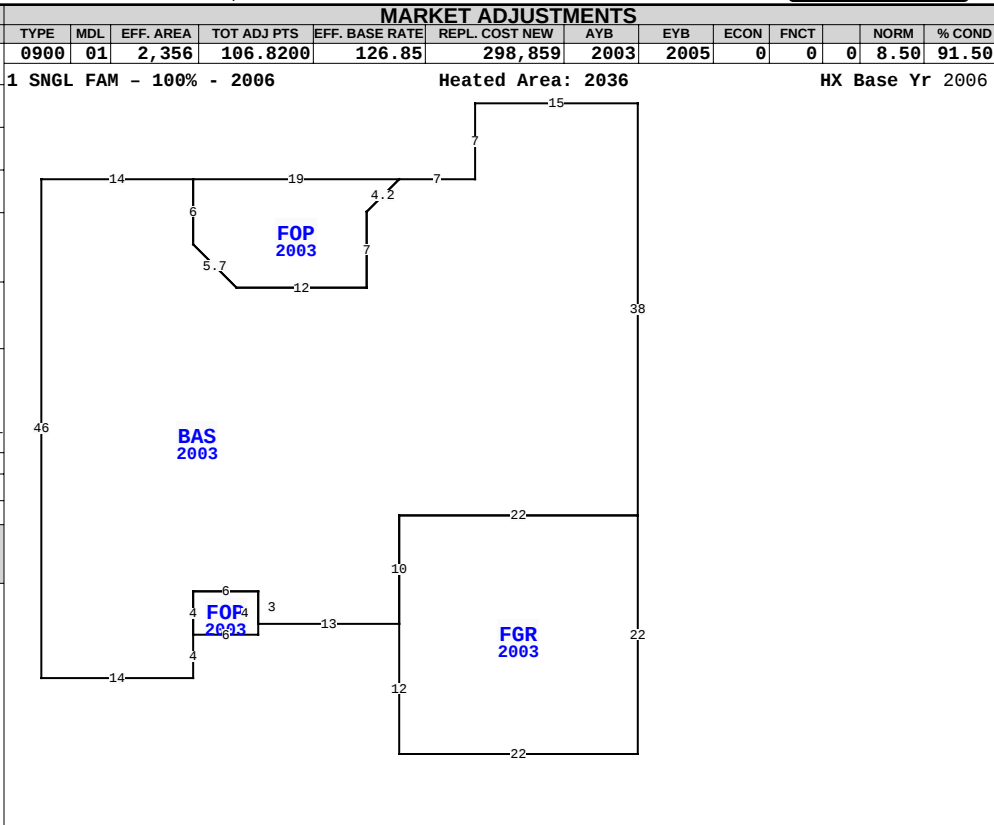
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,036	100	2,036	236,314
FGR	484	55	266	30,874
FOP	24	30	7	813
FOP	157	30	47	5,455

TOTALS	2,701		2,356	273,456
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0812	CONCRETE C	0 100	0	0	1,527.00	SF	4.00	4.00	100	2003
3	0855	CONC PAVER	0 100	0	0	286.00	SF	10.00	10.00	100	2008

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

REVIEW DATE 01/24/2018 BY KW



96045 INLET COVE CT, FERNANDINA BEACH

TOTAL OB/XF											
10,785											

TOTAL OB/XF											
10,785											

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		273,456	
TOTAL MARKET OB/XF VALUE		10,785	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		359,241	
SOH/AGL Deduction		194,623	
ASSESSED VALUE		164,618	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		114,618	
TOTAL JUST VALUE		359,241	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		269,827	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108985	REPAIR/RRF	25,000	08/01/2021
B0210190	NEW CONSTR	148,730	09/05/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1331/1643	7/08/2005	WD	Q	I	
GRANTOR: KLEAR HAROLD R & KARE					229,900
GRANTEE: WITTERS MARTIN & LE					
1122/1683	3/19/2003	WD	Q	I	
GRANTOR: KB HOME JACKSONVILLE					162,800
GRANTEE: KLEAR HAROLD R & KA					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2003] W15 S7 W7 FOP=[YR=2003] W19 S6 R4 D4 E12 N7 R3 U3 \$ D3 L3 S7 W12 U4 L4 N6 W14 S46 E14N4 FOP=[YR=2003] E6 N4 W6 S4 \$ N4 E6 S3 E13 FGR=[YR=2003] S12 E22 N22W22 S10 \$ N10 E22 N38 \$.											

PRINTED 08/02/2023 BY SYS