

LOT 18
IN OR 2089/781
BEACHWAY @ NASSAU LAKE #1B

WOODWORTH MICHAEL & GRACE L L/E/
96015 INLET COVE COURT
FERNANDINA BEACH, FL 32034

2023

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



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	11	CLAY TILE 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. 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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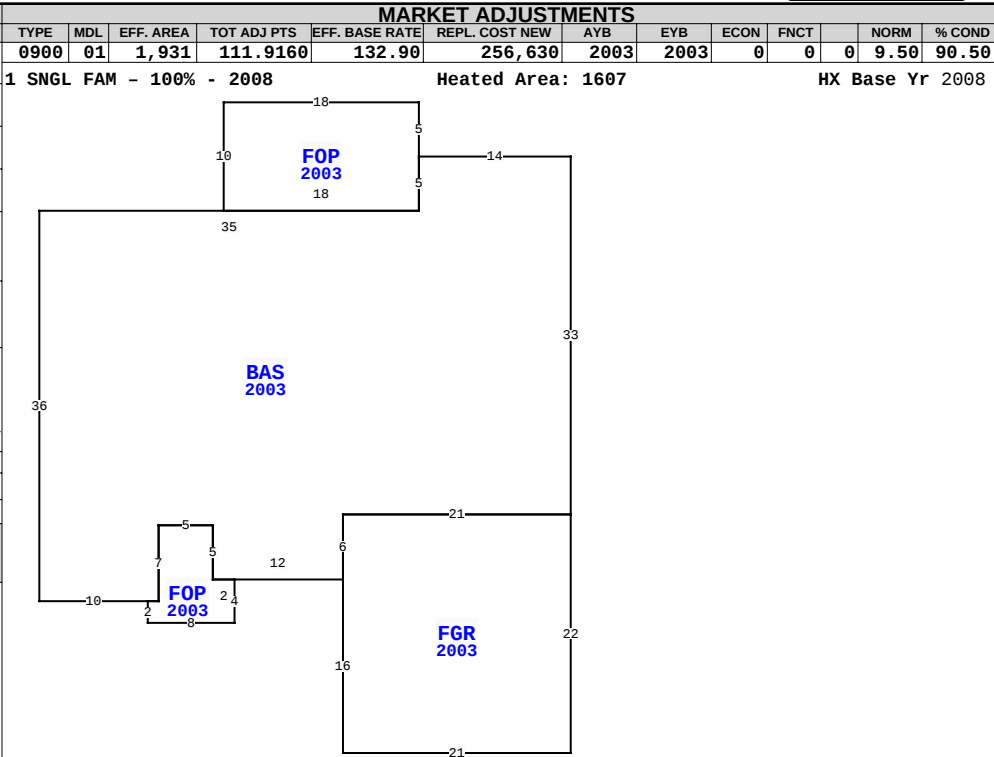
NEIGHBORHOOD/LOC	4057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,607	100	1,607	193,281
FGR	462	55	254	30,550
FOP	55	30	16	1,924
FOP	180	30	54	6,495

TOTALS	2,304		1,931	232,250
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20	5.20	3,381
2	0855	CONC PAVER	0	100	0	0	55.00	SF	7.00	7.00	339
3	0855	CONC PAVER	0	100	0	0	418.00	SF	7.00	7.00	2,750

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



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

96015 INLET COVE CT, FERNANDINA BEACH

TOTAL OB/XF											
6,470											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		232,250	
TOTAL MARKET OB/XF VALUE		6,470	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		313,720	
SOH/AGL Deduction		174,678	
ASSESSED VALUE		139,042	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		89,042	
TOTAL JUST VALUE		313,720	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,087	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000978	ROOF	18,000	02/02/2022
00210132	NEW CONSTR	120,231	08/23/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2089/0781	12/15/2016	WD U	I	I	11	100
GRANTOR: WOODWORTH MICHAEL D &						
GRANTEE: WOODWORTH MICHAEL D						
1512/1124	7/16/2007	WD Q	I	I		215,300
GRANTOR: HALL NATHAN & ERZEBET						
GRANTEE: WOODWORTH MICHAEL D						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W14 FOP=[YR=2003] N5 W18 S10 E18 N5 \$ S5 W35 S36 E10 FOP=[YR=2003] S2 E8 N4 W2 N5 W5 S7 W1 \$ E1 N7 E5 S5 E12 FGR=[YR=2003] S16 E21 N22 W21 S6 \$ N6 E21 N33 \$.											