

LOT 31
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

MARTIN SHANE P
96016 WATERWAY COURT
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014B-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 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	1,666	100	1,666	200,935
FGR	440	55	242	29,188
FOP	27	30	8	965
FOP	100	30	30	3,619

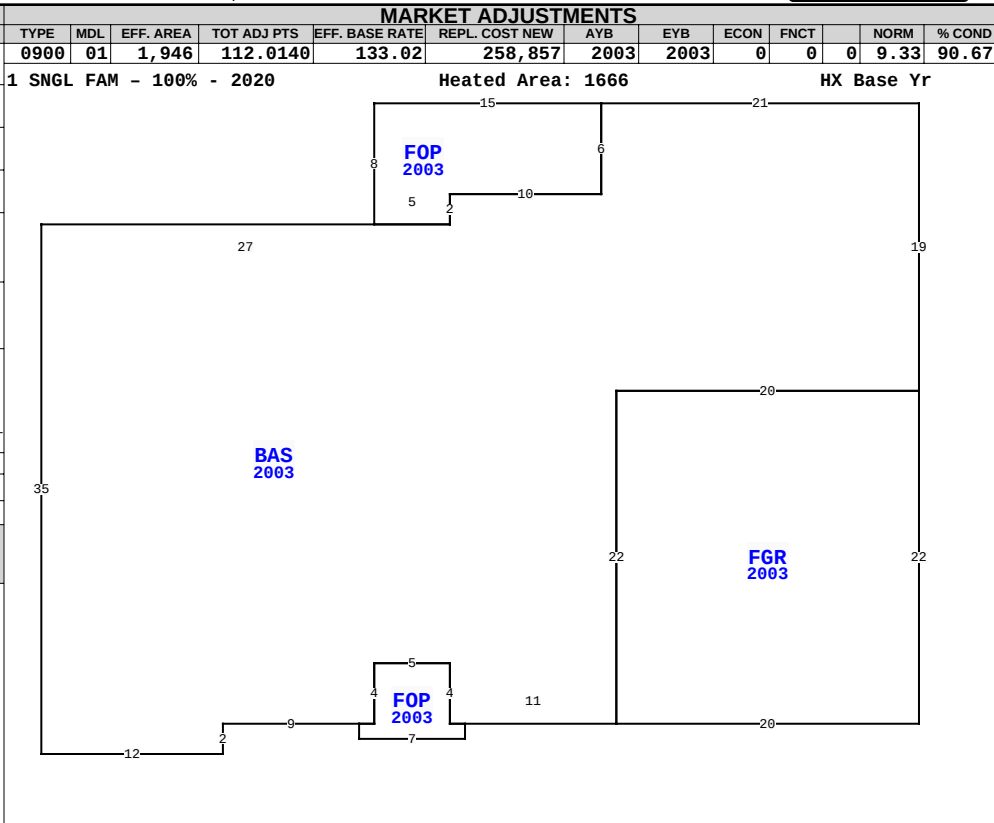
TOTALS	2,233	1,946	234,706
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EXTRA FEATURES

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	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	756.00	SF	5.20	5.20	100	2003	2003	3	84	3,302	
3	0911	SCRN RM A	0	100	0	0	1,064.00	SF	17.50	17.50	100	2003	2003	3	22	4,096	
4	0861	POOL GUNIT	0	100	0	0	275.00	SF	85.00	85.00	100	2003	2003	3	36	8,415	
5	0845	KOOL DECK	0	100	0	0	909.00	SF	7.25	7.25	100	2003	2003	3	84	5,536	
6	0855	CONC PAVER	0	100	9	9	81.00	SF	3.00	3.00	100	2003	2003	3	84	204	
7	0471	VINYL FNC	0	100	0	0	202.00	LF	32.00	32.00	100	2003	2003	3	64	4,137	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	64	384	
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	27	1,350	

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



96016 WATERWAY CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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3	0911	SCRN RM A	0	100	0	0	1,064.00	SF	17.50	17.50	100	2003	2003	3	22	4,096	
4	0861	POOL GUNIT	0	100	0	0	275.00	SF	85.00	85.00	100	2003	2003	3	36	8,415	
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TOTAL OB/XF

30,504

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,706
TOTAL MARKET OB/XF VALUE		30,504
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		340,210
SOH/AGL Deduction		122,841
ASSESSED VALUE		217,369
TOTAL EXEMPTION VALUE	13	217,369
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		340,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311426	XFOB	7,244	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/100	4/27/2023	WD	Q	I	01	425,000
GRANTOR: OTT RICHARD T JR						
GRANTEE: MARTIN SHANE P						
2541/1850	2/19/2022	QC	U	I	11	100
GRANTOR: OTT RICHARD T JR & D0						
GRANTEE: OTT RICHARD THEODOR						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2003] W21 FOP=[YR=2003] W15 S8 E5 N2 E10 N6\$ S6 W10
S2 W27 S35 E12 N2 E9 FOP=[YR=2003] S1 E7 N1 W1 N4 W5 S4 W1\$
E1 N4 E5 S4 E11 FGR=[YR=2003] E20 N22 W20 S22\$ N22 E20 N19\$.