LOT 37
IN OR 1718/1628 & OR 1969/764
BEACHWAY @ NASSAU LAKE #1B

SMITH DAWN
96029 WATERWAY CT
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014B-0037-0000

BUILDING CHARACTERISTICS

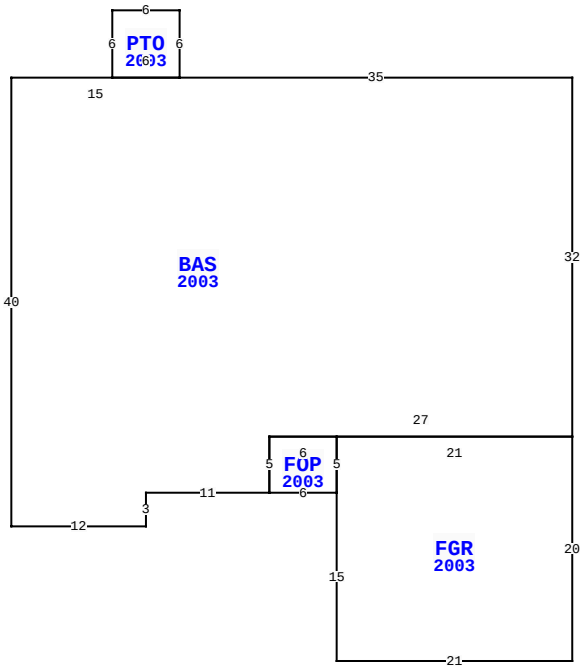
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,751	100	1,751	197,501
FGR	420	55	231	26,055
FOP	30	30	9	1,016
PTO	36	5	2	226
TOTALS	2,237		1,993	224,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,993	104.7620	124.40	247,929	2003	2003	0	0	0	9.33	90.67

1 SNGL FAM – 0% - 0 Heated Area: 1751 HX Base Yr



96029 WATERWAY CT, 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	224,797
TOTAL MARKET OB/XF VALUE	6,745
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	306,542
SOH/AGL Deduction	72,382
ASSESSED VALUE	234,160
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,160
TOTAL JUST VALUE	306,542
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311005	NEW CONSTR	126,010	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1969/0764	3/16/2015	FJ	U	I	11	0
GRANTOR: MARSH DENNIS						
GRANTEE: SMITH DAWN						
1718/1628	12/29/2010	WD	U	I	11	140,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: MARSH DENNIS & DAWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W35 PTO=[YR=2003] N6 W6 S6 E6$ W15 S40 E12 N3 E11 FOP=[YR=2003] E6 FGR=[YR=2003] S15 E21 N20 W21 S5$ N5 W6 S5$ N5 E27 N32$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	0	0	0	839.00	SF	5.20	5.20	100	2003	2003	3	84	3,665	

LAND DESCRIPTION

TOTAL OB/XF 6,745

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/26/2019 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS