

LOT 38
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

FREO PROGRESS LLC
PO BOX 4090
SCOTTSDALE, AZ 85261-4090

2023

27-2N-28-014B-0038-0000



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	14	CARPET 80
Interior Floor	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	

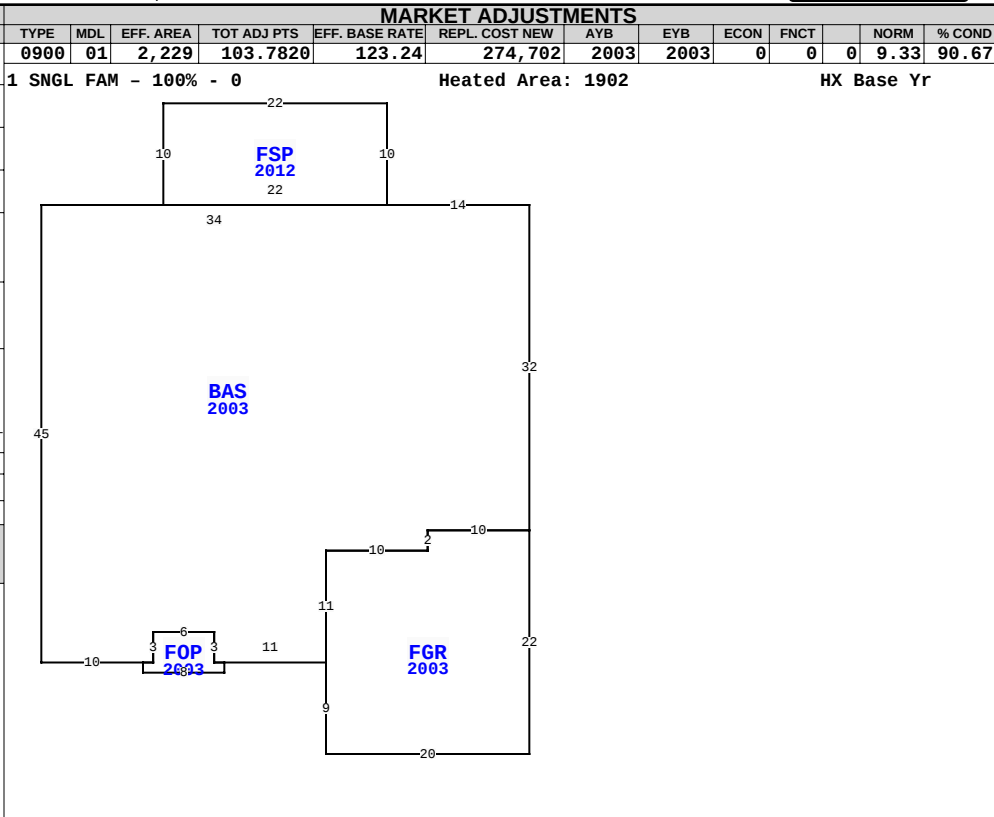
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	1,902	212,532
FGR	420	55	231	25,812
FOP	26	30	8	894
FSP	220	40	88	9,833

TOTALS	2,568	2,229	249,072
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	733.00	SF	5.20	5.20

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

REVIEW DATE 02/22/2017 BY KW



96017 WATERWAY CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
6,282									

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6,282									

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	249,072		
TOTAL MARKET OB/XF VALUE	6,282		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	330,354		
SOH/AGL Deduction	177,380		
ASSESSED VALUE	152,974		
TOTAL EXEMPTION VALUE	HX HB SX 100,000		
BASE TAXABLE VALUE	52,974		
TOTAL JUST VALUE	330,354		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	249,649		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310878	NEW CONSTR	142,211	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2628/0535	3/29/2023	WD	Q	I	01
GRANTOR: PARLAND ANNA					
GRANTEE: FREO PROGRESS LLC					
1167/1344	9/03/2003	WD	Q	I	
GRANTOR: KB HOME JACKSONVILLE					
GRANTEE: PARLAND ANNA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003]	W14	FSP=[YR=2012]	N10	W22	S10	E22\$	W34	S45	E10
FOP=[YR=2003]	S1	E8	N1	W1	N3	W6	S3	W1\$	E1
FGR=[YR=2003]	S9	E20	N22	W10	S2	W10	S11\$	N11	E10
FGR=[YR=2003]	S9	E20	N22	W10	S2	W10	S11\$	N11	E10

YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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