LOT 14
BEACHWAY @ NASSAU LAKE 1-A
PB 6/199

JONES GRANT W & BRITTANY
9673 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014A-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

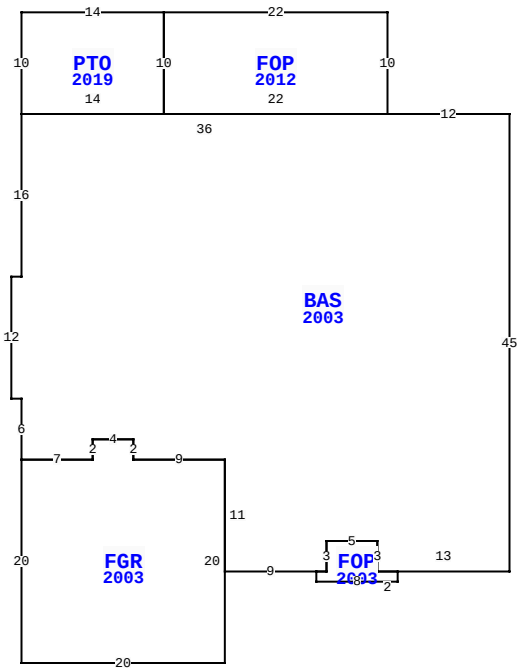
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,929	100	1,929	242,138
FGR	408	55	224	28,118
FOP	23	30	7	879
FOP	220	30	66	8,285
PTO	140	5	7	879
TOTALS	2,720		2,233	280,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,233	110.3480	137.94	308,020	2003	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2020 Heated Area: 1929 HX Base Yr 2020



9673 CAUSEWAY PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,298
TOTAL MARKET OB/XF VALUE		3,413
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		358,711
SOH/AGL Deduction		148,573
ASSESSED VALUE		210,138
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		160,138
TOTAL JUST VALUE		358,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101090	REPAIR/RRF	0	02/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2513/0656	11/11/2021	WD	U	I	11	100
GRANTOR: JONES GRANT W						
GRANTEE: JONES GRANT W & BRI						
2293/1416	7/22/2019	WD	Q	I	01	239,000
GRANTOR: OPENDOOR PROPERTY N L						
GRANTEE: JONES GRANT W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W12 FOP=[YR=2012] N10 W22 PTO=[YR=2019] W14 S10 E14 N10$ S10 E22$ W36 S16 W1 S12 E1 S6 FGR=[YR=2003] S20 E20 N20 W9 N2 W4 S2 W7$ E7 N2 E4 S2 E9 S11 E9 FOP=[YR=2003] S1 E8 N1 W2 N3 W5 S3 W1$ E1 N3 E5 S3 E13 N45$.

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	0810	CONCRETE A	0	100	0	0	491.00	SF	6.50	6.50	100	2003	2003	3	83	2,649	
2	0855	CONC PAVER	0	100	14	10	140.00	SF	6.00	6.00	100	2010	2010	3	91	764	

LAND DESCRIPTION

TOTAL OB/XF 3,413

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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS