

LOT 16
IN OR 997/1220
BEACHWAY @ NASSAU LAKE 1-A

WEBB GARY N & FLOCERFIDA S
9676 CAUSEWAY PL
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014A-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	30	VINYL 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 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	2,247	100	2,247	254,783
FGR	792	55	436	49,437
FOP	25	30	8	907
FSP	151	40	60	6,803
UOP	135	20	27	3,061

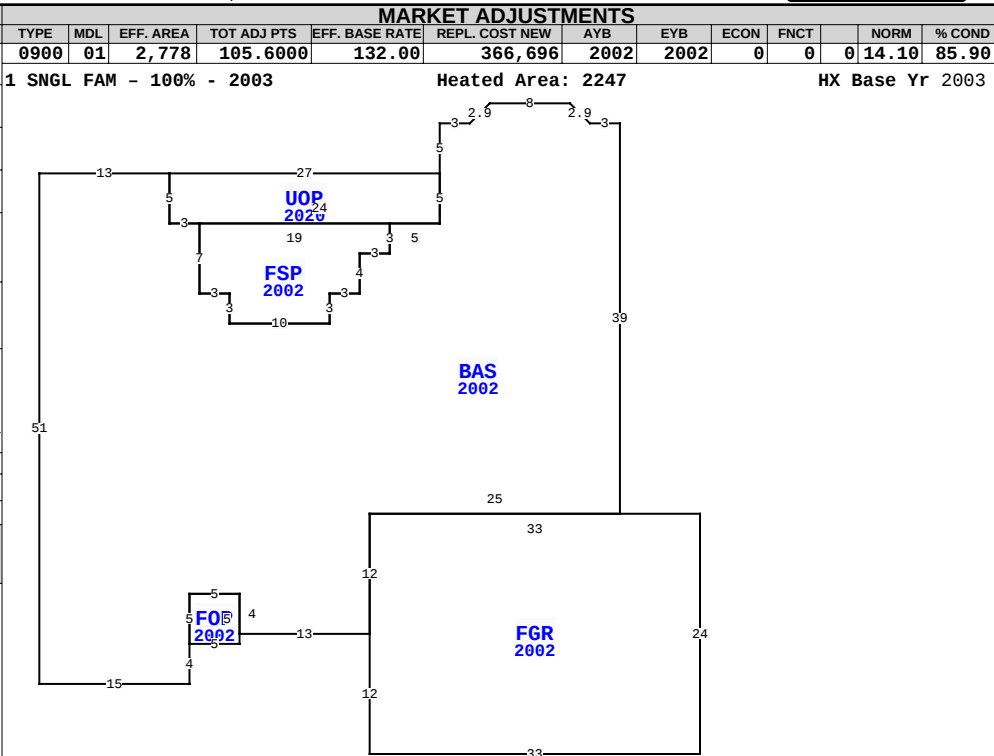
TOTALS	3,350		2,778	314,992
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EXTRA FEATURES

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	0812	CONCRETE C	0 100	0	0	1,134.00	SF	4.00	4.00	100	2002	2002	3	82	3,720	
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	24	240	
3	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	2005	2005	3	40	15,300	
4	0845	KOOL DECK	0 100	0	0	850.00	SF	7.25	7.25	100	2005	2005	3	86	5,300	
5	0350	CARPORT WD	0 100	14	14	196.00	SF	13.00	13.00	100	2012	2012	3	55	1,401	
6	1242	WD DECK A	0 100	0	0	260.00	SF	10.00	10.00	100	2012	2012	3	55	1,430	

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



9676 CAUSEWAY PL, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/22/2023 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		314,992	
TOTAL MARKET OB/XF VALUE		27,391	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		417,383	
SOH/AGL Deduction		219,824	
ASSESSED VALUE		197,559	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		142,559	
TOTAL JUST VALUE		417,383	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		405,891	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1905539	REPAIR/RRF	19,046	05/28/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1050/1096	4/18/2002	WD	U	V	07

GRANTOR: OCEAN REACH JOINT VEN					
GRANTEE: KB HOME JACKSONVILL					
0997/1220	7/13/2001	WD	Q	V	28,500
GRANTOR: TRADEMARK HOME BUILDE					
GRANTEE: WEBB GARY & FLOCERF					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W3 U2 L2 W8 D2 L2 W3 S5 UOP=[YR=2020] W27 S5 E3 FSP=[YR=2002] S7 E3 S3 E10 N3 E3 N4 E3 N3 W19 \$ E24 N5 \$ S5 W5 S3 W3 S4 W3 S3 W10 N3 W3 N7 W3 N5 W13 S51 E15 N4 FOP=[YR=2002] E5 N5 W5 S5 \$ N5 E5 S4 E13 FGR=[YR=2002] S12 E33 N24 W33 S12 \$ N12 E25 N39 \$.