

LOT 20
IN OR 1239/204
BEACHWAY @ NASSAU LAKE 1-A

NEAGLE DOROTHY ANNE EVANS
9614 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014A-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	13	LVT/LAMNT 50
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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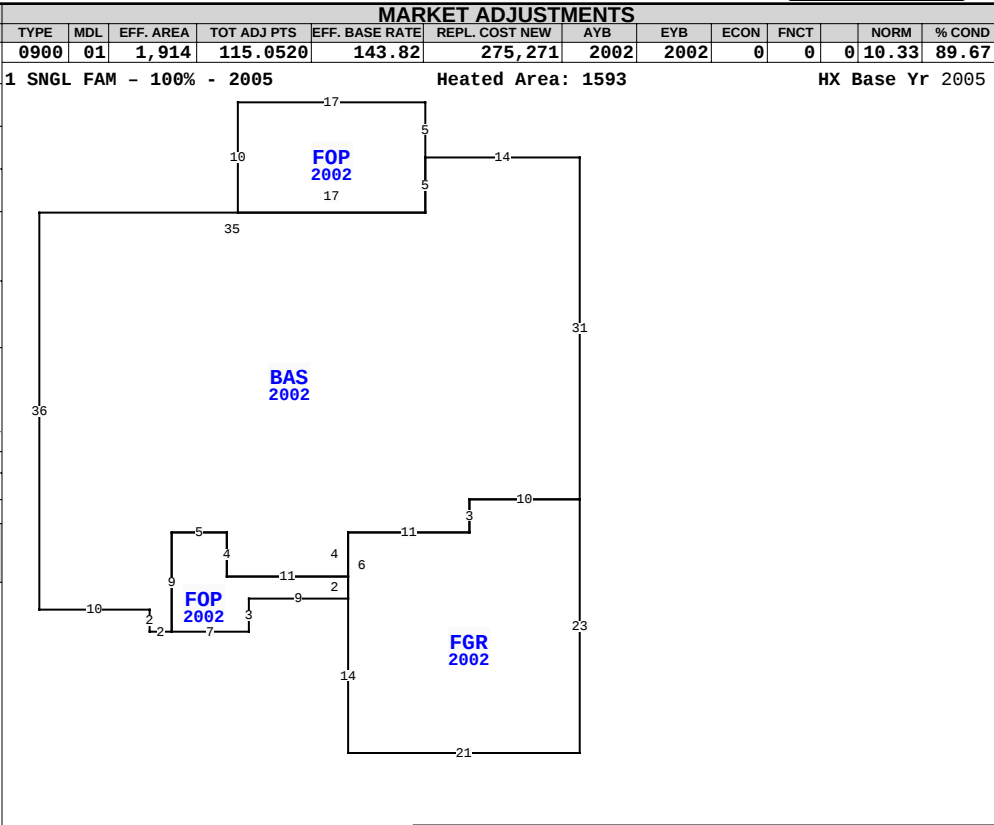
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,593	100	1,593	205,438
FGR	450	55	248	31,983
FOP	73	30	22	2,837
FOP	170	30	51	6,577

TOTALS	2,286		1,914	246,836
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
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	784.00	SF	5.20	5.20	
3	0845	KOOL DECK	0	100	0	0	894.00	SF	7.25	7.25	
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	
5	1076	TRELLIS A	0	100	12	5	60.00	SF	7.50	7.50	
6	1076	TRELLIS A	0	100	17	10	170.00	SF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	

REVIEW DATE	05/12/2019	BY	KBA
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9614 CAUSEWAY PL, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											28,124	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
3 PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00		

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						246,836					
TOTAL MARKET OB/XF VALUE						28,124					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						349,960					
SOH/AGL Deduction						189,692					
ASSESSED VALUE						160,268					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						110,268					
TOTAL JUST VALUE						349,960					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						340,650					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R180057	REPAIR/RRF	14,000	01/01/2018
B26475	REMODEL	1,826	09/03/2012
B0514693	SWIM POOL	27,386	01/01/2005
B0209916	NEW CONSTR	120,231	07/01/2002

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1239/0204	6/18/2004	WD	Q	I		170,000			
GRANTOR: DAVIS JENNIE LEE									
GRANTEE: NEAGLE DOROTHY ANNE									
1095/1870	11/20/2002	WD	Q	I		133,700			
GRANTOR: KB HOME									
GRANTEE: DAVIS JENNIE LEE									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W14 FOP=[YR=2002] N5 W17 S10 E17 N5\$ S5 W35 S36 E10 S2 E2 FOP=[YR=2002] E7 N3 E9 FGR=[YR=2002] S14 E21 N23 W10 S3 W11 S6\$ N2 W11 N4 W5 S9\$ N9 E5 S4 E11 N4 E11 N3 E10 N31\$.											