LOT 16
IN OR 1331/1643
BEACHWAY @ NASSAU LAKE #1B

WITTERS MARTIN & LEEANN
96045 INLET COVE COURT
FERNANDINA BEACH, FL 32034

2024

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

BUILDING CHARACTERISTICS

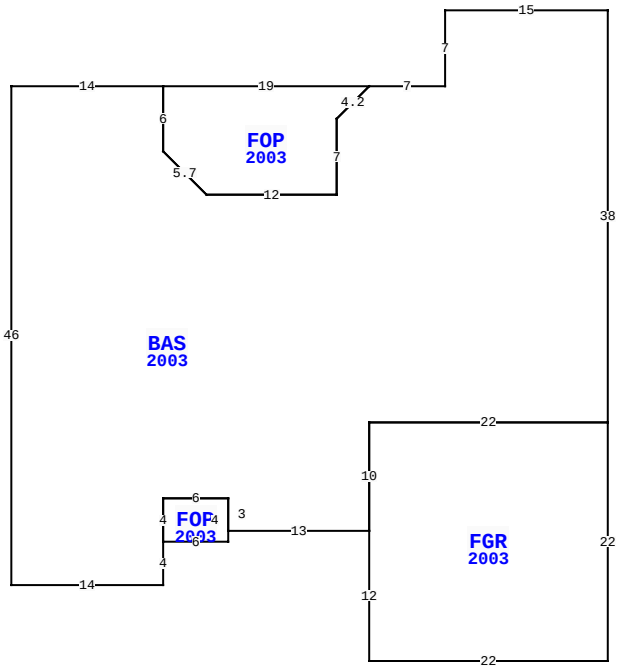
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,036	100	2,036	247,381
FGR	484	55	266	32,320
FOP	24	30	7	851
FOP	157	30	47	5,710
TOTALS	2,701		2,356	286,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,356	106.8200	133.52	314,573	2003	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2006 Heated Area: 2036 HX Base Yr 2006



96045 INLET COVE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,261
TOTAL MARKET OB/XF VALUE		10,660
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		371,921
SOH/AGL Deduction		202,364
ASSESSED VALUE		169,557
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,557
TOTAL JUST VALUE		371,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108985	REPAIR/RRF	25,000	08/01/2021
B0210190	NEW CONSTR	148,730	09/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1331/1643	7/08/2005	WD	Q	I		229,900
GRANTOR: KLEAR HAROLD R & KARE						
GRANTEE: WITTERS MARTIN & LE						
1122/1683	3/19/2003	WD	Q	I		162,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: KLEAR HAROLD R & KA						

BUILDING NOTES

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,527.00	SF	4.00	4.00	100	2003	2003	3	83	5,070	
3	0855	CONC PAVER	0	100	0	0	286.00	SF	10.00	10.00	100	2008	2008	3	89	2,545	

BUILDING DIMENSIONS

BAS=[YR=2003] W15 S7 W7 FOP=[YR=2003] W19 S6 R4 D4 E12 N7 R3 U3 $ D3 L3 S7 W12 U4 L4 N6 W14 S46 E14N4 FOP=[YR=2003] E6 N4 W6 S4 $ N4 E6 S3 E13 FGR=[YR=2003] S12 E22 N22W22 S10 $ N10 E22 N38 $.

LAND DESCRIPTION

TOTAL OB/XF 10,660

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		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