

LOT 17
IN OR 1145/72
BEACHWAY @ NASSAU LAKE #1B

AHL WILLIAM L & KAREN S
96061 INLET COVE COURT
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014B-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,970	100	1,970	230,002
FGR	440	55	242	28,254
FOP	26	30	8	934
FSP	200	40	80	9,340
FUS	400	100	400	46,701

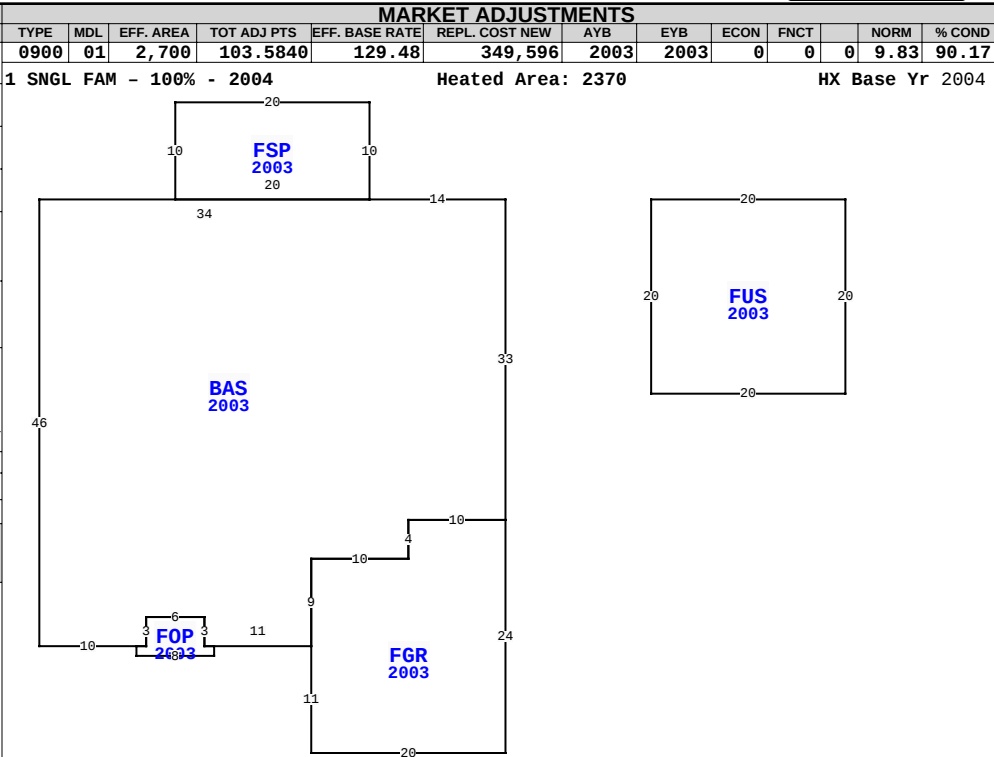
TOTALS	3,036		2,700	315,231
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EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	828.00	SF	5.20	5.20	100	2003	2003	3	83	3,574	
2	0476	VF 6 SBPL	0	100	0	0	195.00	LF	32.00	32.00	100	2004	2004	3	64	3,994	
3	1076	TRELLIS A	0	100	14	10	140.00	SF	7.50	7.50	100	2004	2004	3	36	378	
4	1076	TRELLIS A	0	100	14	10	140.00	SF	7.50	7.50	100	2004	2004	3	36	378	
5	0855	CONC PAVER	0	100	14	10	140.00	SF	7.00	7.00	100	2005	2005	3	86	843	
6	0855	CONC PAVER	0	100	14	10	140.00	SF	7.00	7.00	100	2005	2005	3	86	843	

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



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

96061 INLET COVE CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		315,231
TOTAL MARKET OB/XF VALUE		10,010
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		400,241
SOH/AGL Deduction		212,166
ASSESSED VALUE		188,075
TOTAL EXEMPTION VALUE	SX VX HX HB	105,000
BASE TAXABLE VALUE		83,075
TOTAL JUST VALUE		400,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2102767	ROF	0	03/08/2021
B0210481	NEW CONSTR	163,247	11/20/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1145/0072	6/13/2003	WD	Q	I	
					SALE PRICE
					172,500

GRANTOR: KB HOME					
GRANTEE: AHL WILLIAM L & KAR					
1084/1888	10/03/2002	WD	U	V	19
GRANTOR: OCEAN REACH JOINT VEN					
GRANTEE: KB HOME JACKSONVILL					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2003] N10 W20 S10 E20 \$ W34 S46
E10 FOP=[YR=2003] S1 E8 N1 W1 N3 W6 S3 W1 \$ E1 N3 E6 S3 E11
FGR=[YR=2003] S11 E20 N24 W10 S4 W10 S9 \$ N9 E10 N4 E10 N33\$
PTR= E15 FUS=[YR=2003] E20 S20 W20 N20 \$ W15 \$.