LOT 18
IN OR 2089/781
BEACHWAY @ NASSAU LAKE #1B

WOODWORTH MICHAEL & GRACE L L/E/
96015 INLET COVE COURT
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014B-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

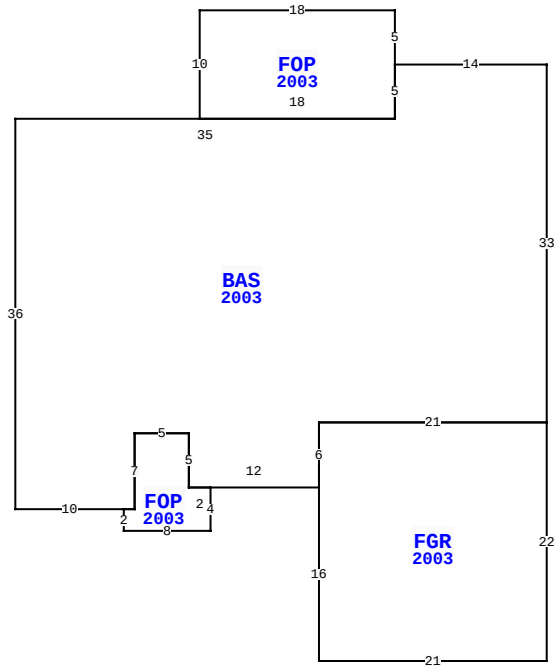
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,607	100	1,607	202,337
FGR	462	55	254	31,982
FOP	55	30	16	2,014
FOP	180	30	54	6,800
TOTALS	2,304		1,931	243,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,931	111.9160	139.90	270,147	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2008 Heated Area: 1607 HX Base Yr 2008



96015 INLET COVE CT, 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		243,132
TOTAL MARKET OB/XF VALUE		6,397
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		324,529
SOH/AGL Deduction		181,316
ASSESSED VALUE		143,213
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,213
TOTAL JUST VALUE		324,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009906		33,259	08/02/2023
22000978	ROOF	18,000	02/02/2022
B0210132	NEW CONSTR	120,231	08/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2089/0781	12/15/2016	WD	U	I	11	100
GRANTOR: WOODWORTH MICHAEL D &						
GRANTEE: WOODWORTH MICHAEL D						
1512/1124	7/16/2007	WD	Q	I		215,300
GRANTOR: HALL NATHAN & ERZEBET						
GRANTEE: WOODWORTH MICHAEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FOP=[YR=2003] N5 W18 S10 E18 N5 $ S5 W35 S36 E10 FOP=[YR=2003] S2 E8 N4 W2 N5 W5 S7 W1 $ E1 N7 E5 S5 E12 FGR=[YR=2003] S16 E21 N22 W21 S6 $ N6 E21 N33 $.

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	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20	5.20	100	2003	2003	3	83	3,341	
2	0855	CONC PAVER	0	100	0	0	55.00	SF	7.00	7.00	100	2006	2006	3	87	335	
3	0855	CONC PAVER	0	100	0	0	418.00	SF	7.00	7.00	100	2012	2012	3	93	2,721	

LAND DESCRIPTION

TOTAL OB/XF 6,397

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