

LOT 31
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

MARTIN SHANE P
96016 WATERWAY COURT
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014B-0031-0000



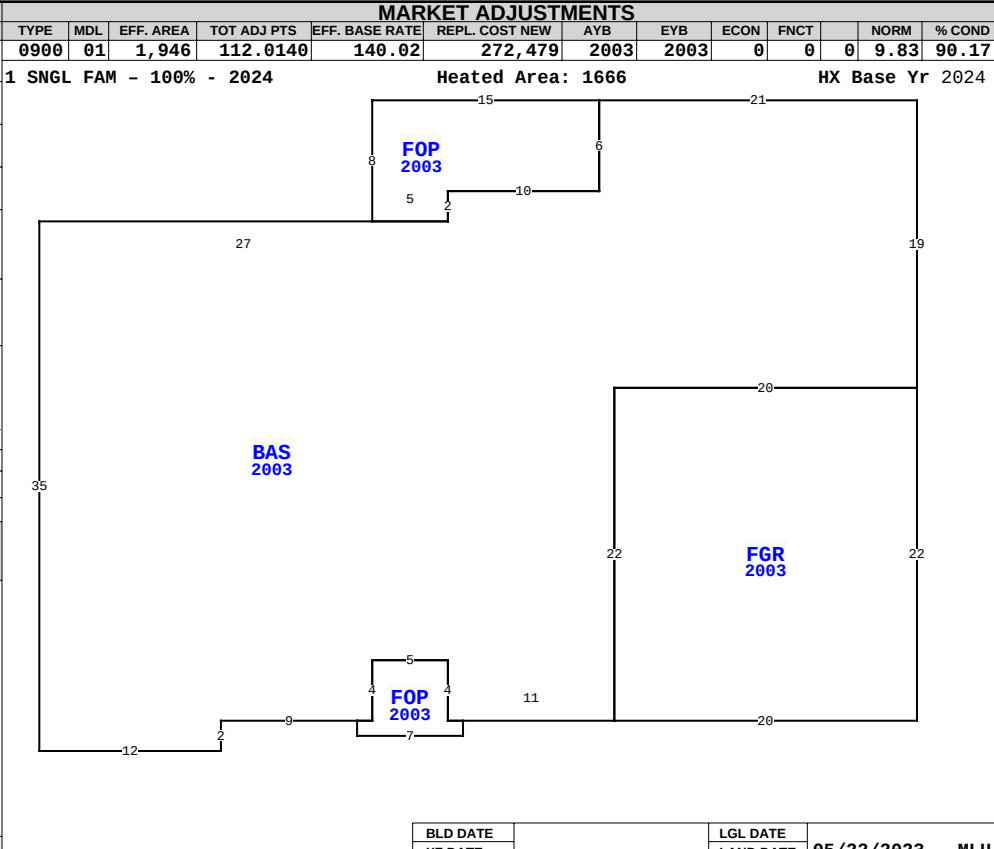
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	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
NEIGHBORHOOD/LOC	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100	1,666	210,342
FGR	440	55	242	30,554
FOP	27	30	8	1,010
FOP	100	30	30	3,788
TOTALS	2,233		1,946	245,694

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0811	CONCRETE B	0 100	0	0	756.00	SF	5.20	5.20	100	2003
3	0911	SCRN RM A	0 100	0	0	1,064.00	SF	17.50	17.50	100	2003
4	0861	POOL GUNIT	0 100	0	0	275.00	SF	85.00	85.00	100	2003
5	0845	KOOL DECK	0 100	0	0	909.00	SF	7.25	7.25	100	2003
6	0855	CONC PAVER	0 100	9	9	81.00	SF	3.00	3.00	100	2003
7	0471	VINYL FNC	0 100	0	0	202.00	LF	32.00	32.00	100	2003
8	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2003
9	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2005

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



96016 WATERWAY CT, FERNANDINA BEACH											
TOTAL OB/XF 28,879											

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	1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						245,694					
TOTAL MARKET OB/XF VALUE						28,879					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						349,573					
SOH/AGL Deduction						0					
ASSESSED VALUE						349,573					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						299,573					
TOTAL JUST VALUE						349,573					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						340,210					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311426	XFOB	7,244	07/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2637/100	4/27/2023	WD	Q	I	02	425,000	
GRANTOR: OTT RICHARD T JR							
GRANTEE: MARTIN SHANE P							
2541/1850	2/19/2022	QC	U	I	11	100	
GRANTOR: OTT RICHARD T JR & D0							
GRANTEE: OTT RICHARD THEODOR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W21 FOP=[YR=2003] W15 S8 E5 N2 E10 N6\$ S6 W10 S2 W27 S35 E12 N2 E9 FOP=[YR=2003] S1 E7 N1 W1 N4 W5 S4 W1\$ E1 N4 E5 S4 E11 FGR=[YR=2003] E20 N22 W20 S22\$ N22 E20 N19\$.											