LOT 35
IN OR 2217/446
BEACHWAY @ NASSAU LAKE #1B

SHAFFER THOMAS & REBECCA
96059 WATERWAY CT
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014B-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

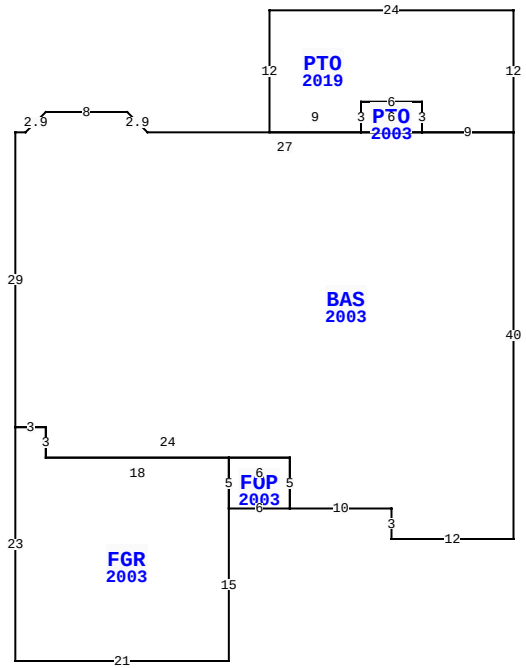
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,725	100	1,725	225,834
FGR	429	55	236	30,897
FOP	30	30	9	1,179
PTO	18	5	1	131
PTO	270	5	14	1,833
TOTALS	2,472		1,985	259,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,985	114.4640	143.08	284,014	2003	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2019 Heated Area: 1725 HX Base Yr 2019



96059 WATERWAY 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		259,873
TOTAL MARKET OB/XF VALUE		6,709
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		341,582
SOH/AGL Deduction		137,216
ASSESSED VALUE		204,366
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		149,366
TOTAL JUST VALUE		341,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907960	(10) WINDOWS	4,200	01/01/2019
R1801245	REPAIR/RRF	11,500	02/01/2018
B0311391	NEW CONSTR	126,010	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2217/0446	8/07/2018	WD	Q	I	01	236,000
GRANTOR: CASARIEGO ORLANDO & J						
GRANTEE: SHAFFER THOMAS & RE						
1754/0126	8/30/2011	WD	U	I	11	115,900
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: CASARIEGO ORLANDO &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] N12 W24 S12 E9 N3 E6 S3 E9$ BAS=[YR=2003] W9
PTO=[YR=2003] N3 W6 S3 E6 $ W27 U2 L2 W8 D2 L2 W1S29
FGR=[YR=2003] S23 E21 N15 FOP=[YR=2003] E6 N5 W6 S5 $ N5
W18 N3 W3 $ E3 S3 E24 S5 E10 S3 E12 N40 $.

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	0811	CONCRETE B	0	100	0	0	849.00	SF	5.20	5.20	100	2003	2003	3	83	3,664	

LAND DESCRIPTION

TOTAL OB/XF 6,709

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/02/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS