LOTS 11 13 & 15
PT OR 2448/1972
CASHEN LOT 20 PB 3/38

WAAS JOSEPH D & LISA B
528 ELIZABETH RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0700-0011-0000

BUILDING CHARACTERISTICS

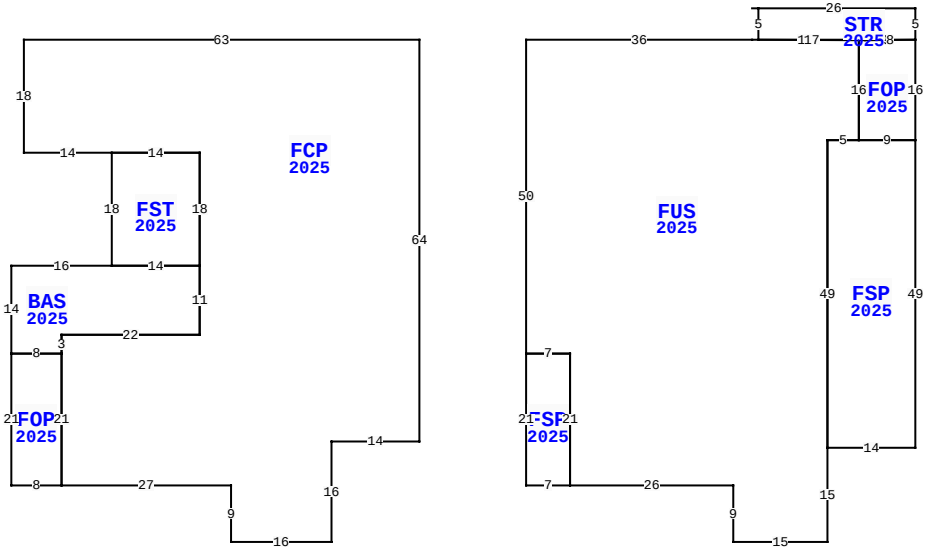
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	354	100	2025	354	73,621
FCP	3,563	25	2025	891	185,301
FOP	144	30	2025	43	8,943
FOP	168	30	2025	50	10,399
FSP	147	40	2025	59	12,270
FSP	686	40	2025	274	56,984
FST	252	55	2025	139	28,908
FUS	3,476	100	2025	3,476	722,904
STR	134	10	2025	13	2,704
TOTALS	8,924			5,299	1,102,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,299	131.6292	207.97	1,102,033	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 3830 HX Base Yr 2025



528 ELIZABETH RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,102,033
TOTAL MARKET OB/XF VALUE		46,694
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,598,727
SOH/AGL Deduction		316,529
ASSESSED VALUE		1,282,198
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,231,476
TOTAL JUST VALUE		1,598,727
NCON VALUE		1,126,443
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001838	REPLACEMENT SFR (	687,241	02/15/2024
220009920	5099T3835H250G101	687,241	01/03/2023
20218215	DEMOLITION	5,800	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2448/1972	4/01/2021	WD	Q	I	05	475,000
GRANTOR: HAWORTH FRED EDWARD J						
GRANTEE: WAAS JOSEPH D & LIS						
0823/0382	2/20/1998	QC	Q	I	06	100
GRANTOR: HAWORTH FRED E SR & B						
GRANTEE: HAWORTH DENISE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2025;ORIG=-70,-10] E63 S64 W14 S16 W16 N9 W27 N21 N3 E22 N11 N18 W14 W14 N18 $
FST=[YR=2025;ORIG=-56,8] E14 S18 W14 N18 $
BAS=[YR=2025;ORIG=-56,26] E14 S11 W22 S3 W8 N14 E16 $
FOP=[YR=2025;ORIG=-72,40] E8 S21 W8 N21 $
FUS=[YR=2025;ORIG=10,-10] E36 E17 S16 W5 S49 S15 W15 N9 W26 N21 W7 N50 $
FOP=[YR=2025;ORIG=63,-10] E9 S16 W9 N16 $
STR=[YR=2025;ORIG=46,-15] E26 S5 D0.1L8 U0.1L17 N5 $
FSP=[YR=2025;ORIG=58,6] E5 E9 S49 W14 N49 $
FSP=[YR=2025;ORIG=10,40] E7 S21 W7 N21 $
.

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	866.00	SF	5.20	5.20	100	1990	1990	3	57	2,567	
2	0510	GARAGE WD-	0	100	21	21	441.00	SF	35.00	35.00	100	1962	1962	3	20	3,087	
3	0681	POLE SHED	0	100	30	19	570.00	SF	15.00	15.00	100	1990	1990	3	20	1,710	
4	0912	SCRN RM G	0	100	23	20	460.00	SF	20.00	20.00	100	2021	2021	3	90	8,280	
5	0940	SHEDS/PORT	0	100	17	14	238.00	SF	30.00	30.00	100	2024	2022		93	6,640	
6	0855	CONC PAVER	0	100	0	0	1,727.00	SF	10.00	10.00	100	2025	2024		100	17,270	
7	0940	SHEDS/PORT	0	100	17	14	238.00	SF	30.00	30.00	100	2025	2024		100	7,140	

LAND DESCRIPTION

TOTAL OB/XF 46,694

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	000116	C	RES MARSH	100		RSF-	200.00	250.00	200.00	FF		1.00	1.00	0.75	3,000.00	2,250.00	450,000							

REVIEW DATE 03/19/2024 BY HS Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS