LOT 69
ESMT PT OR 1449/843
LOFTON POINTE PB 6/325

ELWELL JASON L & CHRISTINA E
96073 WATERS CT
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0069-0000

BUILDING CHARACTERISTICS

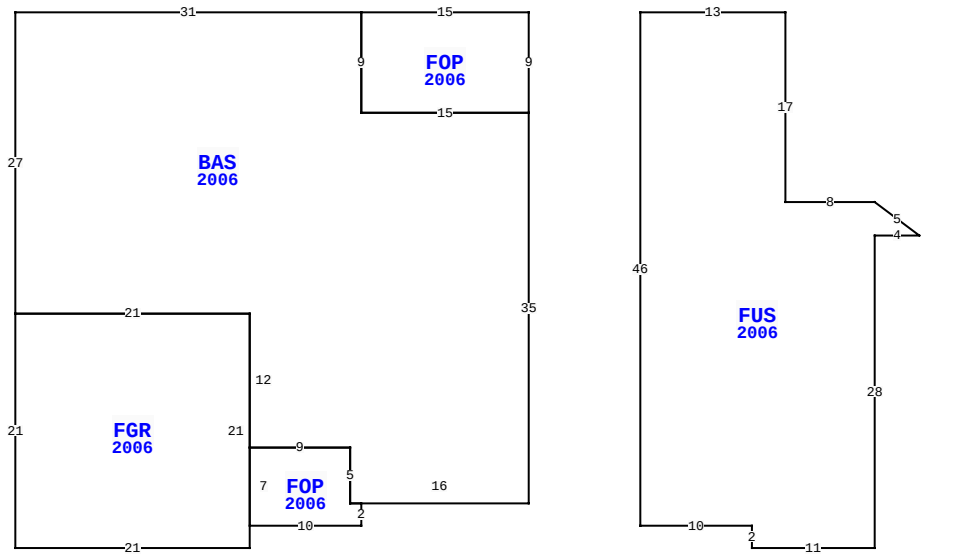
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,487	100	2006	1,487	162,048
FGR	441	55	2006	243	26,481
FOP	65	30	2006	20	2,180
FOP	135	30	2006	40	4,359
FUS	858	100	2006	858	93,501
TOTALS	2,986			2,648	288,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,648	119.2320	119.23	315,721	2006	2006	0	0	0	8.60	91.40

1 SINGLE FAM – 100% - 2020 Heated Area: 2345 HX Base Yr 2020



96073 WATERS CT, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,569
TOTAL MARKET OB/XF VALUE		2,470
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		356,039
SOH/AGL Deduction		119,231
ASSESSED VALUE		236,808
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,086
TOTAL JUST VALUE		356,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17397	NEW CONSTR	2,000	05/01/2006
C16842	CO ISSUED	209,000	04/01/2006
M11434	H/AC	0	04/01/2006
B16842	NEW CONSTR	209,000	04/01/2006
P10644	NEW CONSTR	0	01/01/2006
R08737	REPAIR/RRF	3,500	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/0991	7/31/2019	WD	Q	I	01	254,000
GRANTOR: JOHNSON ANNA JAMES &						
GRANTEE: ELWELL JASON L & CH						
2082/1802	11/09/2016	WD	U	I	11	100
GRANTOR: JOHNSON ANNA JAMES						
GRANTEE: JOHNSON ANNA JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W15 BAS=[YR=2006] W31S27 FGR=[YR=2006] S21 E21 N21 W21$E21S12 FOP=[YR=2006] S7E10N2W1N5W9$ E9S5E16 N35W15N9$S9E15N9$ PTR=E10 FUS=[YR=2006] S46 E10 S2 E11 N28 E4 U3 L4 W8 N17 W13$ W10$.

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	0810	CONCRETE A	0	100	23	16	368.00	SF	6.50	6.50	100	2006	2006	3	86	2,057	
2	0855	CONC PAVER	0	100	12	4	48.00	SF	10.00	10.00	100	2006	2006	3	86	413	

LAND DESCRIPTION

TOTAL OB/XF 2,470

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	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS