

MUDD MARGARET A
96081 WATERS COURT
FERNANDINA BEACH, FL 32034

01-2N-27-1270-0070-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
16WD FR STUC 30
08IRREGULAR 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 70
08SHT VINYL 30
03CENTRAL 100
04AIR DUCTED 100
3 100
2 100

02WOOD FRAME 100
1. 1 100
0 100
00NONE 100

06Quality Level 06
0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4044.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,61510020051,615179,716FGR46255200525428,265FOP203020056667FOP120302005364,006
TOTALS2,2171,911212,655

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,911122.7303122.73234,53720052005009.3390.67
1 SINGLE FAM - 100% - 2006Heated Area: 1615HX Base Yr 2006

Floor plan diagram showing building footprint with dimensions and area calculations.

TOTALS2,2171,911212,655

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE212,655
TOTAL MARKET OB/XF VALUE2,599
TOTAL LAND VALUE - MARKET65,000
TOTAL MARKET VALUE280,254
SOH/AGL Deduction135,501
ASSESSED VALUE144,753
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE94,031
TOTAL JUST VALUE280,254
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE271,192

PERMIT NUMDESCRIPTIONAMTISSUED
E0514172ELEC OTHER1,90002/01/2005
B13800NEW CONSTR001/01/2005
M0409096H/AC012/01/2004

SALES DATA
OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE
1307/16794/07/2005WD Q I19166,600
GRANTOR: TOUSA HOMES INC
GRANTEE: MUDD MARGARET A
1203/10131/23/2004WD U V I19162,000
GRANTOR: JAX ONE LLC
GRANTEE: TOUSA HOMES INC

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2005] W10 BAS=[YR=2005] W26 S46 FGR=[YR=2005] S22 E21 N17 FOP=[YR=2005] E4 N5 W4 S5\$ N5 W21\$ E25 S5 D3 R3 E5 U3 R3 N39 W10 N12\$ S12 E10 N12\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1000100CRES1000003PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

EXTRA FEATURES

96081 WATERS CT, FERNANDINA BEACH
BLD DATE03/03/2023NW
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES
10811CONCRETE B01000595.00SF5.205.20100200520053842,599

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1000100CRES1000003PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE05/12/2019BYKBA

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