LOT 10
BEACHWAY @ NASSAU LAKE 1-A
PB 6/199

S&S TRUST/STEIN PHILIP A TRUSTEE
9621 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0010-0000

BUILDING CHARACTERISTICS

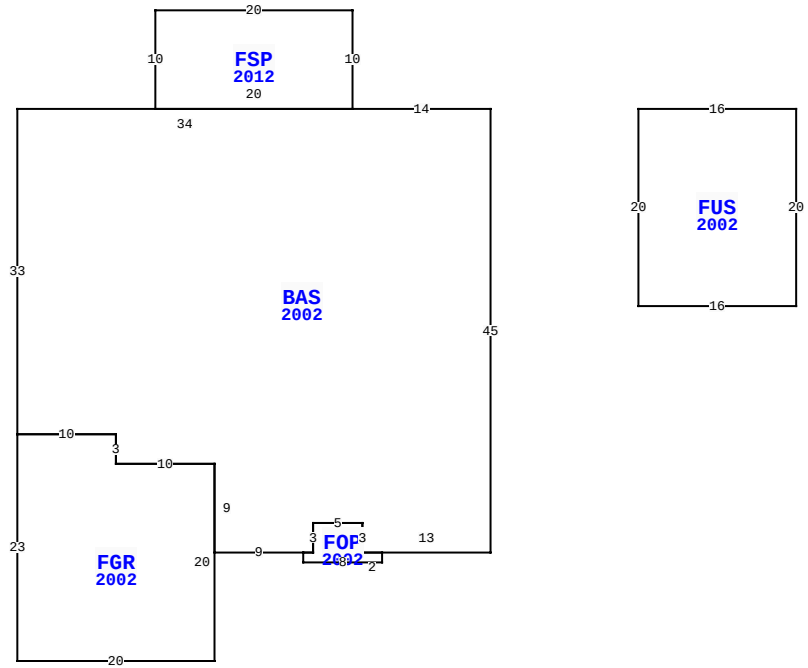
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	18	SLATE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,935	100	2002	1,935	259,700
FGR	430	55	2002	236	31,674
FOP	23	30	2002	7	940
FSP	200	40	2012	80	10,737
FUS	320	100	2002	320	42,948
TOTALS	2,908			2,578	345,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,578	114.2400	150.80	388,762	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2015 Heated Area: 2255 HX Base Yr 2015



9621 CAUSEWAY PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		345,998
TOTAL MARKET OB/XF VALUE		6,658
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		437,656
SOH/AGL Deduction		228,709
ASSESSED VALUE		208,947
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,225
TOTAL JUST VALUE		437,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805356	SOLAR PANELS	37,000	07/01/2018
R1801378	REPAIR/RRF	16,203	02/01/2018
B0209758	NEW CONSTR	163,247	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/0565	12/14/2022	WD	U	I	11	100
GRANTOR: STEIN PHILIP & RISE D						
GRANTEE: S&S TRUST						
2205/0216	6/20/2018	QC	U	I	11	174,000
GRANTOR: STEIN PHILIP & RISE D						
GRANTEE: STEIN PHILIP & RISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FSP=[YR=2012] N10 W20 S10 E20$ W34 S33
FGR=[YR=2002] S23 E20 N20 W10 N3 W10$ E10 S3 E10 S9 E9
FOP=[YR=2002] S1 E8 N1 W2 N3 W5 S3 W1$ E1 N3 E5 S3 E13 N45$
PTR= E15 FUS=[YR=2002] E16 S20 W16 N20$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,317.00	SF	4.00	4.00	100	2002	2002	3	80	4,214	
2	0820	WOOD WALK	0	100	0	0	520.00	SF	11.75	11.75	100	2003	2003	3	40	2,444	

LAND DESCRIPTION

TOTAL OB/XF 6,658

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	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS