LOT 11
IN OR 1012/1405
BEACHWAY @ NASSAU LAKE 1-A

CALDWELL MICHELLE & DWAYNE
9637 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0011-0000

BUILDING CHARACTERISTICS

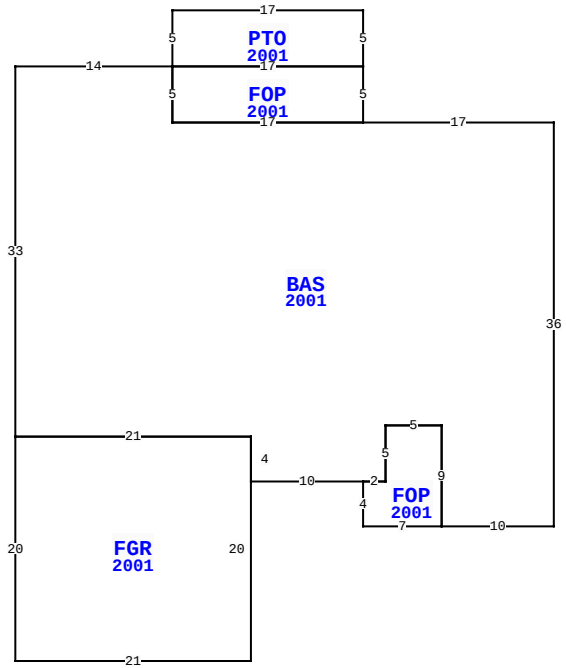
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	2001	1,537	194,112
FGR	420	55	2001	231	29,173
FOP	53	30	2001	16	2,021
FOP	85	30	2001	26	3,283
PTO	85	5	2001	4	505
TOTALS	2,180			1,814	229,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,814	107.9000	142.43	258,368	2001	2001	0	0	0	11.33	88.67

1 SNGL FAM – 100% - 2004 Heated Area: 1537 HX Base Yr 2004



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

9637 CAUSEWAY PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,095
TOTAL MARKET OB/XF VALUE		23,183
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		337,278
SOH/AGL Deduction		182,759
ASSESSED VALUE		154,519
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,797
TOTAL JUST VALUE		337,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1800149	REPAIR/RRF	9,760	01/01/2018
B21031	SWIM POOL	43,250	01/01/2008
B0108352	NEW CONSTR	78,472	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1050/1096	4/18/2002	WD	U	V	07	100
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						
1012/1405	10/11/2001	WD	Q	I		121,900
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: CALDWELL MICHELLE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W17 FOP=[YR=2001] N5 PTO=[YR=2001] N5 W17 S5 E17 $ W17 S5 E17 $ W17 N5 W14 S33 FGR=[YR=2001] S20 E21 N20 W21 $ E21 S4 E10 FOP=[YR=2001] S4 E7 N9 W5 S5 W2 $ E2 N5 E5 S9 E10 N36 $.

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	821.00	SF	5.20	5.20	100	2001	2001	3	79	3,373	
2	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2008	2008	3	48	15,994	
3	0855	CONC PAVER	0	100	0	0	328.00	SF	10.00	10.00	100	2008	2008	3	88	2,886	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	31	310	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	31	620	

LAND DESCRIPTION

TOTAL OB/XF 23,183

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 11/25/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS