LOT 12
BEACHWAY @ NASSAU LAKE 1-A
PB 6/199

WHITE PAULA A L/E/
9653 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0012-0000

BUILDING CHARACTERISTICS

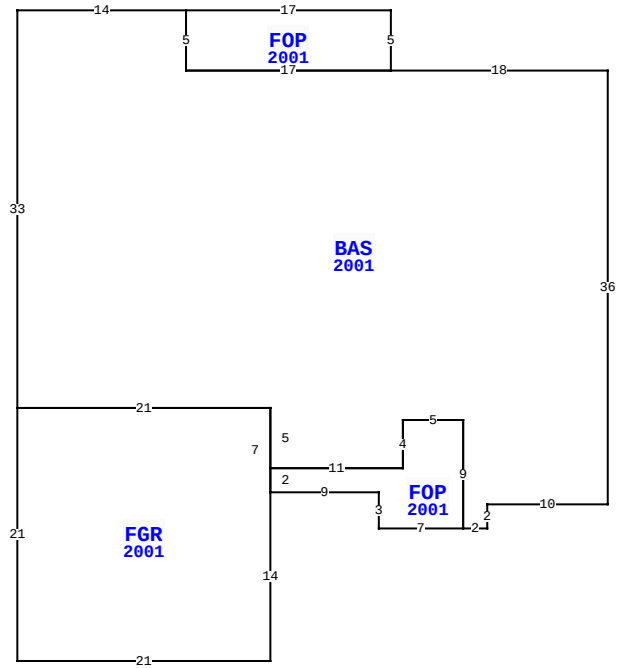
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,602	100	2001	1,602	204,707
FGR	441	55	2001	243	31,051
FOP	73	30	2001	22	2,811
FOP	85	30	2001	26	3,322
TOTALS	2,201			1,893	241,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,893	109.1720	144.11	272,800	2001	2001	0	0	0	11.33	88.67

1 SNGL FAM – 100% - 2005 Heated Area: 1602 HX Base Yr 2005



9653 CAUSEWAY PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,892
TOTAL MARKET OB/XF VALUE		4,557
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		331,449
SOH/AGL Deduction		187,809
ASSESSED VALUE		143,640
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,918
TOTAL JUST VALUE		331,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801375	REPAIR/RRF	14,062	02/01/2018
B0108475	NEW CONSTR	78,690	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/260	5/07/2025	QC	U	I	11	100
GRANTOR: WHITE PAULA A						
GRANTEE: LONG JENNIFER D						
1262/0693	9/29/2004	WD	Q	I		174,000
GRANTOR: LYNCH JOHN PAUL JR						
GRANTEE: WHITE PAULA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W18 FOP=[YR=2001] N5 W17 S5 E17 $ W17 N5 W14 S33 FGR=[YR=2001] S21 E21 N14 FOP=[YR=2001] E9 S3 E7 N9 W5 S4 W11 S2$ N7 W21$ E21 S5 E11 N4 E5 S9 E2 N2 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	770.00	SF	5.20	5.20	100	2001	2001	3	79	3,163	
2	0855	CONC PAVER	0	100	17	10	170.00	SF	10.00	10.00	100	2003	2003	3	82	1,394	

LAND DESCRIPTION

TOTAL OB/XF 4,557

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