

LOT 14
BEACHWAY @ NASSAU LAKE 1-A
PB 6/199

JONES GRANT W & BRITTANY
9673 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0014-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 100	0900	01	2,233	110.3480	145.66	325,259	2003	2003	0	0	10.50	89.50	VALUATION BY STANDARD														
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2020													Heated Area: 1929													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020													
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 80																											
Interior Floor	11	CLAY TILE 20																											
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	1,929	100	2003	1,929	251,475																								
FGR	408	55	2003	224	29,202																								
FOP	23	30	2003	7	913																								
FOP	220	30	2012	66	8,605																								
PTO	140	5	2019	7	913																								
TOTALS			2,720		2,233	291,107																							
EXTRA FEATURES						9673 CAUSEWAY PL, FERNANDINA BEACH																							
L N	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	0	0	491.00	SF	6.50	6.50	100	2003	2003	3	82	2,617													
2	0855	CONC PAVER	0	100	14	10	140.00	SF	6.00	6.00	100	2010	2010	3	90	756													
TOTAL OB/XF 3,373																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																													