LOT 15
BEACHWAY @ NASSAU LAKE 1-A
PB 6/199

WALDEN WALTER CARLTON
9681 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0015-0000

BUILDING CHARACTERISTICS

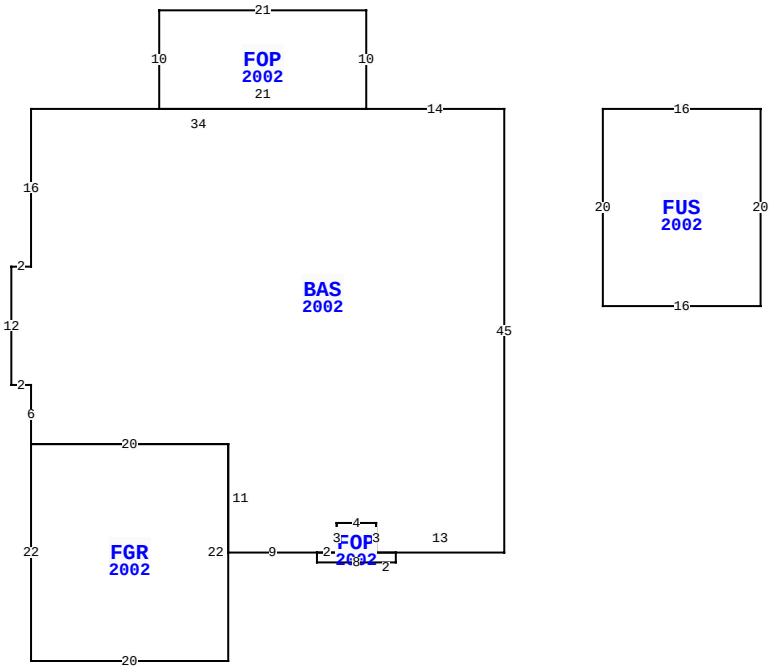
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,952	100	2002	1,952	252,287
FGR	440	55	2002	242	31,277
FOP	20	30	2002	6	775
FOP	210	30	2002	63	8,143
FUS	320	100	2002	320	41,358
TOTALS	2,942			2,583	333,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,583	110.0160	145.22	375,103	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2019 Heated Area: 2272 HX Base Yr 2019



9681 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		333,842
TOTAL MARKET OB/XF VALUE		3,610
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		422,452
SOH/AGL Deduction		176,843
ASSESSED VALUE		245,609
TOTAL EXEMPTION VALUE	SX HX HB	100,722
BASE TAXABLE VALUE		144,887
TOTAL JUST VALUE		422,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2298/1595	8/15/2019	QC	U	I	11	100
GRANTOR: PRUDOT JEANNE MARIE						
GRANTEE: WALDEN WALTER CARLT						
1979/0424	5/12/2015	LE	U	I	11	100
GRANTOR: WALDEN MARY C						
GRANTEE: WALDEN WALTER CARLT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FOP=[YR=2002] N10 W21 S10 E21$ W34 S16 W2 S12 E2 S6 FGR=[YR=2002] S22 E20 N22 W20$ E20 S11 E9 FOP=[YR=2002] S1 E8 N1 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E13 N45$ PTR=E10 FUS=[YR=2002] E16 S20 W16 N20$ W10$.

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	1,128.00	SF	4.00	4.00	100	2002	2002	3	80	3,610	

LAND DESCRIPTION

TOTAL OB/XF 3,610

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