LOT 16
IN OR 997/1220
BEACHWAY @ NASSAU LAKE 1-A

WEBB GARY N & FLOCERFIDA S
9676 CAUSEWAY PL
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0016-0000

BUILDING CHARACTERISTICS

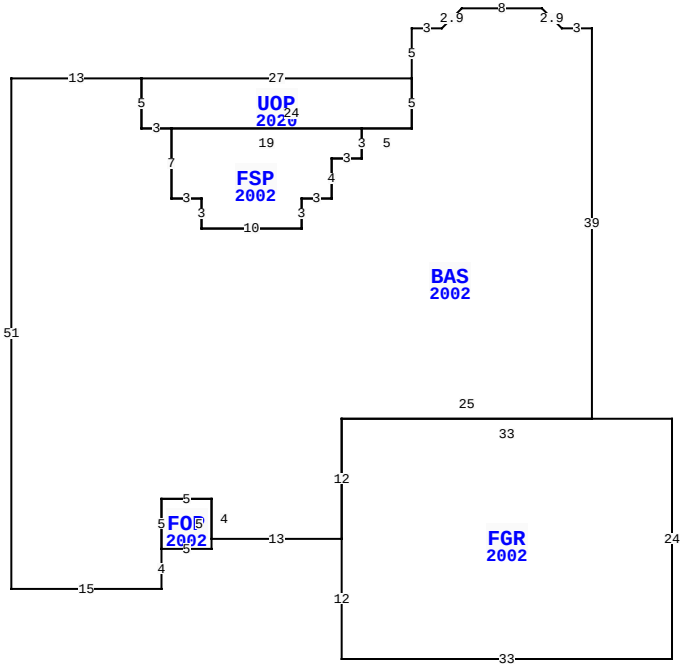
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	30	VINYL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,247	100	2002	2,247	266,917
FGR	792	55	2002	436	51,792
FOP	25	30	2002	8	950
FSP	151	40	2002	60	7,127
UOP	135	20	2020	27	3,208
TOTALS	3,350			2,778	329,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,778	105.6000	139.39	387,225	2002	2002	0	0	0	14.78	85.22

1 SNGL FAM – 100% - 2025 Heated Area: 2247 HX Base Yr



9676 CAUSEWAY PL, FERNANDINA BEACH

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

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	1,134.00	SF	4.00	4.00	100	2002	2002	3	80	3,629	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	22	220	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2005	2005	3	36	13,770	
4	0845	KOOL DECK	0	100	0	0	850.00	SF	7.25	7.25	100	2005	2005	3	84	5,177	
5	0350	CARPORT WD	0	100	14	14	196.00	SF	13.00	13.00	100	2012	2012	3	50	1,274	
6	1242	WD DECK A	0	100	0	0	260.00	SF	10.00	10.00	100	2012	2012	3	50	1,300	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		329,993
TOTAL MARKET OB/XF VALUE		25,370
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		440,363
SOH/AGL Deduction		0
ASSESSED VALUE		440,363
TOTAL EXEMPTION VALUE	13	440,363
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		440,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1905539	REPAIR/RRF	19,046	05/28/2019

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						
0997/1220	7/13/2001	WD	Q	V		28,500
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: WEBB GARY & FLOCERF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W3 U2 L2 W8 D2 L2 W3 S5 UOP=[YR=2020] W27 S5 E3 FSP=[YR=2002] S7 E3 S3 E10 N3 E3 N4 E3 N3 W19 $ E24 N5$ S5 W5 S3 W3 S4 W3 S3 W10 N3 W3 N7 W3 N5 W13 S51 E15 N4 FOP=[YR=2002] E5 N5 W5 S5 $ N5 E5 S4 E13 FGR=[YR=2002] S12 E33 N24 W33 S12 $ N12 E25 N39 $.

LAND DESCRIPTION

TOTAL OB/XF 25,370

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 08/18/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS