LOT 17
IN OR 1584/78
BEACHWAY @ NASSAU LAKE 1-A

SHIPPER DIANE C
9660 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0017-0000

BUILDING CHARACTERISTICS

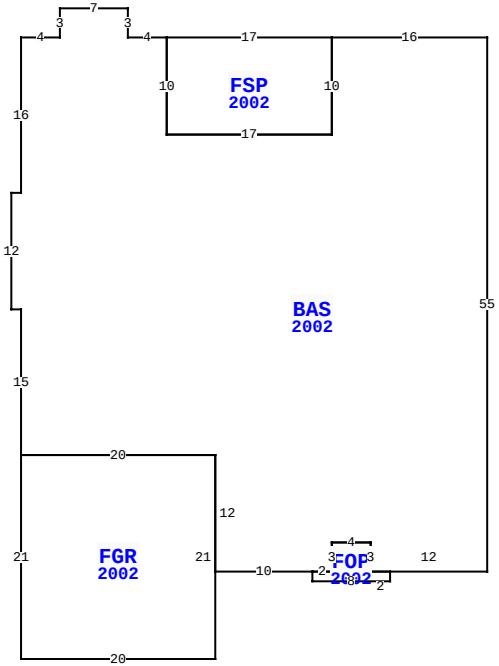
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,251	100	2002	2,251	266,819
FGR	420	55	2002	231	27,381
FOP	20	30	2002	6	712
FSP	170	40	2002	68	8,060
TOTALS	2,861			2,556	302,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,556	100.7040	132.93	339,769	2002	2002	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2009 Heated Area: 2251 HX Base Yr 2009



9660 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		302,972
TOTAL MARKET OB/XF VALUE		2,895
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		390,867
SOH/AGL Deduction		220,470
ASSESSED VALUE		170,397
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		114,675
TOTAL JUST VALUE		390,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2002641	REPAIR/RRF	13,979	04/01/2020
B0209641	NEW CONSTR	151,657	06/01/2002
E018578	TEMP POLE	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1584/0078	9/05/2008	WD	Q	I		237,500
GRANTOR: CULMANN DESI W						
GRANTEE: SHIPPER MORRIS C &						
1080/0749	9/11/2002	WD	Q	I		156,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CULMANN DESI W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 FSP=[YR=2002] W17 S10 E17 N10$ S10 W17 N10 W4 N3 W7 S3 W4 S16 W1 S12 E1 S15 FGR=[YR=2002] S21 E20 N21 W20$ E20 S12 E10 FOP=[YR=2002] S1 E8 N1 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E12 N55$.

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	696.00	SF	5.20	5.20	100	2002	2002	3	80	2,895	

LAND DESCRIPTION

TOTAL OB/XF 2,895

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