

LOT 18
IN OR 1255/1072
BEACHWAY @ NASSAU LAKE 1-A

VENDOLA SUZANNE
9650 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0018-0000



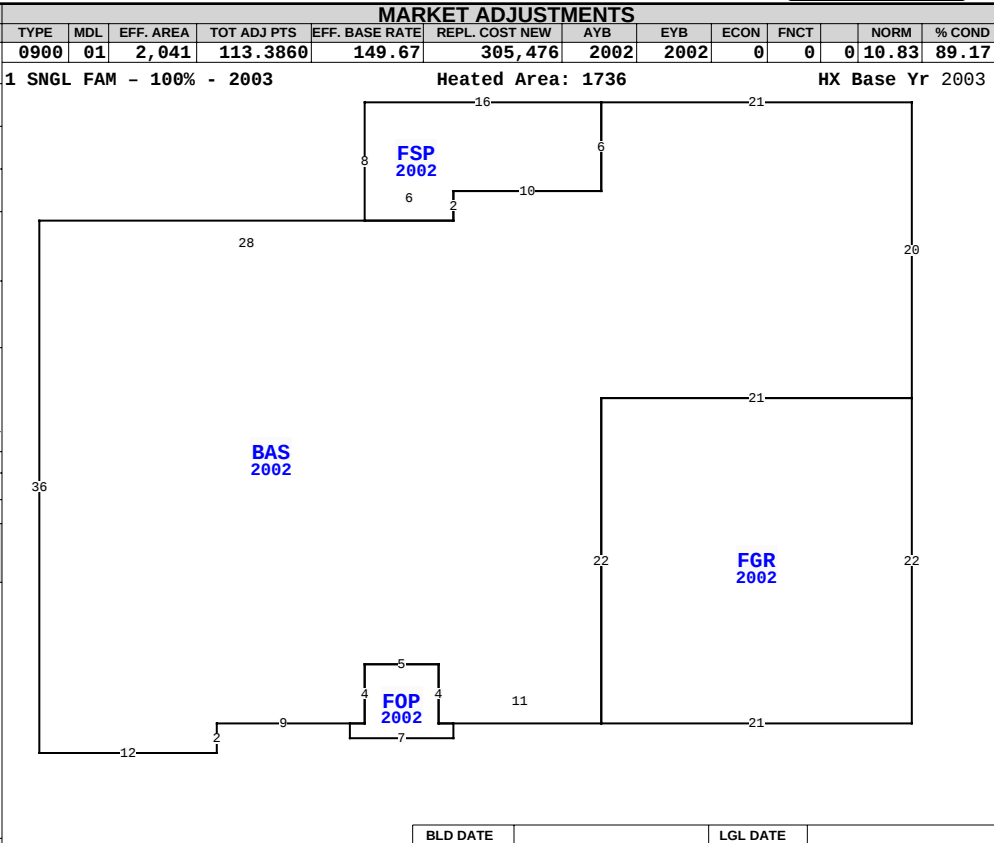
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	1,736	100	2002	1,736	231,688
FGR	462	55	2002	254	33,899
FOP	27	30	2002	8	1,067
FSP	108	40	2002	43	5,739
TOTALS	2,333			2,041	272,393

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0811	CONCRETE B

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



9650 CAUSEWAY PL, FERNANDINA BEACH														
BLD DATE		LGL DATE		04/29/2025	MLU									
XF DATE		LAND DATE												
INC DATE		AG DATE												
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
1	0811	CONCRETE B	0	100	0	0		5.20	100	2002	2002	3	80	3,370

TOTAL OB/XF 3,370														
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
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		272,393	
TOTAL MARKET OB/XF VALUE		3,370	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		360,763	
SOH/AGL Deduction		210,886	
ASSESSED VALUE		149,877	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		99,155	
TOTAL JUST VALUE		360,763	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,843	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109043	NEW CONSTR	125,475	12/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1255/1072	8/27/2004	QC	Q	I	01	100	
GRANTOR: VENDOLA CHRISTOPHER &							
GRANTEE: VENDOLA SUZANNE							
1108/1576	1/22/2003	WD	Q	I		149,000	
GRANTOR: BOWLES JOHN							
GRANTEE: VENDOLA CHRISTOPHER							

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS=[YR=2002] W21 FSP=[YR=2002] W16 S8 E6 N2 E10 N6\$ S6 W10 S2 W28 S36 E12 N2 E9 FOP=[YR=2002] S1 E7 N1 W1 N4 W5 S4 W1\$E1 N4 E5 S4 E11 FGR=[YR=2002] E21 N22 W21 S22\$ N22 E21 N20\$.														