LOT 19
BEACHWAY @ NASSAU LAKE 1-A
PB 6/199

EDWARDS BARBARA REV LIV TRUST/EDWARDS BARBARA B TR
9640 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

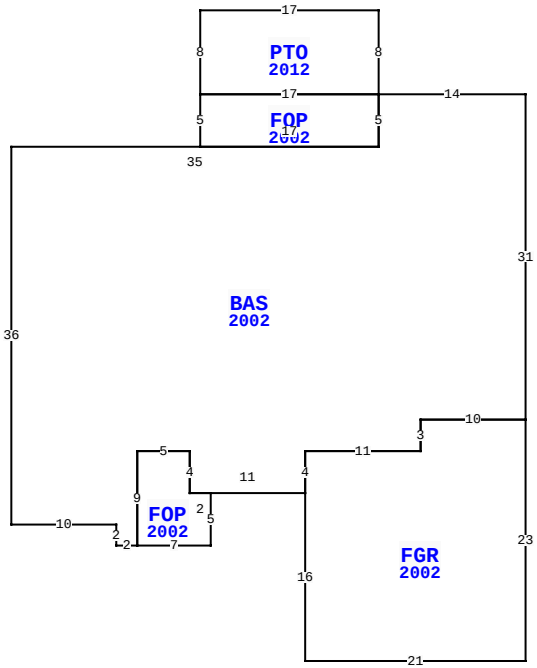
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,593	100	2002	1,593	213,896
FGR	450	55	2002	248	33,300
FOP	55	30	2002	16	2,148
FOP	85	30	2002	26	3,491
PTO	136	5	2012	7	940
TOTALS	2,319			1,890	253,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,890	114.0720	150.58	284,596	2002	2002	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2008 Heated Area: 1593 HX Base Yr 2008



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

9640 CAUSEWAY PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,774
TOTAL MARKET OB/XF VALUE		3,927
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		342,701
SOH/AGL Deduction		198,173
ASSESSED VALUE		144,528
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,806
TOTAL JUST VALUE		342,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004515	1 DOOR	2,339	06/01/2020
R013564	NEW CONSTR	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2277/1492	5/30/2019	WD	U	I	11	100
GRANTOR: EDWARDS BARBARA B						
GRANTEE: EDWARDS BARBARA B R						
1512/1434	7/16/2007	WD	Q	I		210,000
GRANTOR: GIVIDEN JEFFREY S & S						
GRANTEE: EDWARDS BARBARA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 PTO=[YR=2012] N8 W17 S8 FOP=[YR=2002] S5 E17 N5 W17$ E17$ S5 W35 S36 E10 S2 E2 FOP=[YR=2002] E7 N5 W2 N4 W5 S9$ N9 E5 S4 E11 FGR=[YR=2002] S16 E21 N23 W10S3 W11 S4$ N4 E11 N3E10 N31$.

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	787.00	SF	5.20	5.20	100	2002	2002	3	80	3,274	
2	1076	TRELLIS A	0	100	17	8	136.00	SF	7.50	7.50	100	2012	2012	3	64	653	

LAND DESCRIPTION

TOTAL OB/XF 3,927

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