LOT 20
IN OR 1239/204
BEACHWAY @ NASSAU LAKE 1-A

NEAGLE DOROTHY ANNE EVANS
9614 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0020-0000

BUILDING CHARACTERISTICS

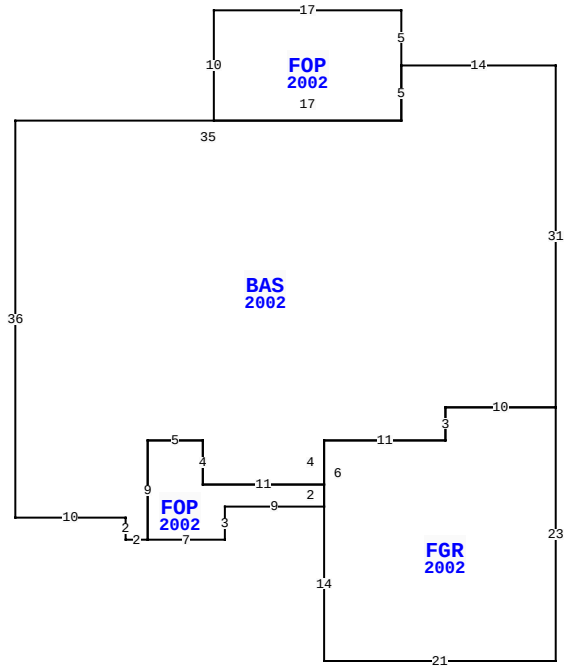
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	215,728
FGR	450	55	2002	248	33,585
FOP	73	30	2002	22	2,979
FOP	170	30	2002	51	6,906
TOTALS	2,286			1,914	259,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,914	115.0520	151.87	290,679	2002	2002	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2005 Heated Area: 1593 HX Base Yr 2005



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

9614 CAUSEWAY PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,198
TOTAL MARKET OB/XF VALUE		26,278
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		370,476
SOH/AGL Deduction		205,560
ASSESSED VALUE		164,916
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,194
TOTAL JUST VALUE		370,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005446	NW RES SCN	19,650	05/20/2025
R180057	REPAIR/RRF	14,000	01/01/2018
B26475	REMODEL	1,826	09/03/2012
B0514693	SWIM POOL	27,386	01/01/2005
B0209916	NEW CONSTR	120,231	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/0204	6/18/2004	WD	Q	I		170,000
GRANTOR: DAVIS JENNIE LEE						
GRANTEE: NEAGLE DOROTHY ANNE						
1095/1870	11/20/2002	WD	Q	I		133,700
GRANTOR: KB HOME						
GRANTEE: DAVIS JENNIE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FOP=[YR=2002] N5 W17 S10 E17 N5$ S5 W35 S36 E10 S2 E2 FOP=[YR=2002] E7 N3 E9 FGR=[YR=2002] S14 E21 N23 W10 S3 W11 S6$ N2 W11 N4 W5 S9$ N9 E5 S4 E11 N4 E11 N3 E10 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	784.00	SF	5.20	5.20	100	2002	2002	3	80	3,261	
3	0845	KOOL DECK	0	100	0	0	894.00	SF	7.25	7.25	100	2005	2005	3	84	5,444	
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2005	2005	3	36	13,770	
5	1076	TRELLIS A	0	100	12	5	60.00	SF	7.50	7.50	100	2008	2008	3	48	216	
6	1076	TRELLIS A	0	100	17	10	170.00	SF	7.50	7.50	100	2008	2008	3	48	612	

LAND DESCRIPTION

TOTAL OB/XF 26,278

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