LOT 13
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

MCGUIRE MARY J
96014 INLET COVE CT
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014B-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

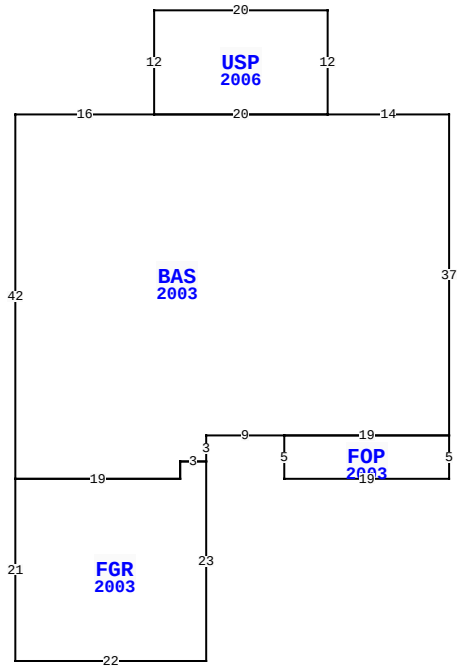
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,954	100	2003	1,954	235,824
FGR	468	55	2003	257	31,016
FOP	95	30	2003	28	3,380
USP	240	30	2006	72	8,689
TOTALS	2,757			2,311	278,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,311	103.7820	136.99	316,584	2003	2003	0	0	0	11.90	88.10

1 SNGL FAM – 100% - 2024 Heated Area: 1954 HX Base Yr 2024



96014 INLET COVE CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,911
TOTAL MARKET OB/XF VALUE		6,315
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		370,226
SOH/AGL Deduction		12,928
ASSESSED VALUE		357,298
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		306,576
TOTAL JUST VALUE		370,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106211	ROOF	18,000	05/14/2021
B18083	SCRN RM	7,348	10/31/2006
E18103	ELEC OTHER	150	09/01/2006
B0311072	NEW CONSTR	138,808	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/272	6/01/2023	WD	Q	I	01	450,000
GRANTOR: VAZQUEZ JOSE JR & KEL						
GRANTEE: MCGUIRE MARY J						
2551/0377	3/11/2022	QC	U	I	11	100
GRANTOR: VAZQUEZ JOSE JR & KEL						
GRANTEE: VAZQUEZ JOSE MANUEL						

BUILDING NOTES

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	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	775.00	SF	5.20	5.20	100	2003	2003	3	82	3,305	

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W14 W20 W16 S42 E19 N2 E3 N3 E9 E19 N37 $
FGR=[YR=2003;ORIG=-50,42] S21 E22 N23 W3 S2 W19 $
USP=[YR=2006;ORIG=-34,0] E20 N12 W20 S12 $
FOP=[YR=2003;ORIG=-19,37] S5 E19 N5 W19 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,315

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/18/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS