

LOT 17
IN OR 1145/72
BEACHWAY @ NASSAU LAKE #1B

AHL WILLIAM L & KAREN S
96061 INLET COVE COURT
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014B-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	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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		

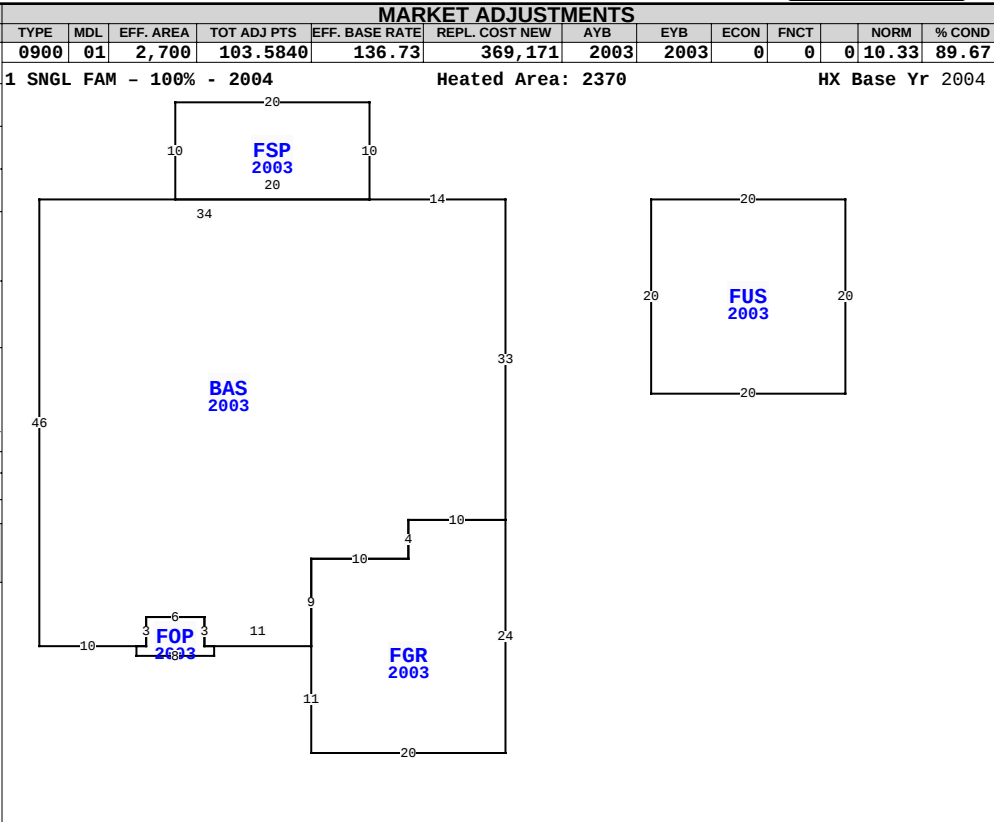
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,970	100	2003	1,970	241,533
FGR	440	55	2003	242	29,671
FOP	26	30	2003	8	981
FSP	200	40	2003	80	9,808
FUS	400	100	2003	400	49,042

TOTALS	3,036			2,700	331,036
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	828.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	195.00	LF	32.00	32.00	
3	1076	TRELLIS A	0	100	14	10	140.00	SF	7.50	7.50	
4	1076	TRELLIS A	0	100	14	10	140.00	SF	7.50	7.50	
5	0855	CONC PAVER	0	100	14	10	140.00	SF	7.00	7.00	
6	0855	CONC PAVER	0	100	14	10	140.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE 05/12/2019 BY KBA



96061 INLET COVE CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/29/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
9,655											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		331,036	
TOTAL MARKET OB/XF VALUE		9,655	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		425,691	
SOH/AGL Deduction		232,162	
ASSESSED VALUE		193,529	
TOTAL EXEMPTION VALUE		105,722	
BASE TAXABLE VALUE		87,807	
TOTAL JUST VALUE		425,691	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		400,241	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2102767	ROF	0	03/08/2021
B0210481	NEW CONSTR	163,247	11/20/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1145/0072	6/13/2003	WD	Q	I	
GRANTOR: KB HOME					SALE PRICE
GRANTEE: AHL WILLIAM L & KAR					
1084/1888	10/03/2002	WD	U	V	19
GRANTOR: OCEAN REACH JOINT VEN					171,500
GRANTEE: KB HOME JACKSONVILL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W14 FSP=[YR=2003] N10 W20 S10 E20 \$ W34 S46 E10 FOP=[YR=2003] S1 E8 N1 W1 N3 W6 S3 W1 \$ E1 N3 E6 S3 E11 FGR=[YR=2003] S11 E20 N24 W10 S4 W10 S9 \$ N9 E10 N4 E10 N33\$ PTR= E15 FUS=[YR=2003] E20 S20 W20 N20 \$ W15 \$.											

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS