

LOT 18
IN OR 2089/781
BEACHWAY @ NASSAU LAKE #1B

WOODWORTH MICHAEL & GRACE L L/E/
96015 INLET COVE COURT
FERNANDINA BEACH, FL 32034

2025

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



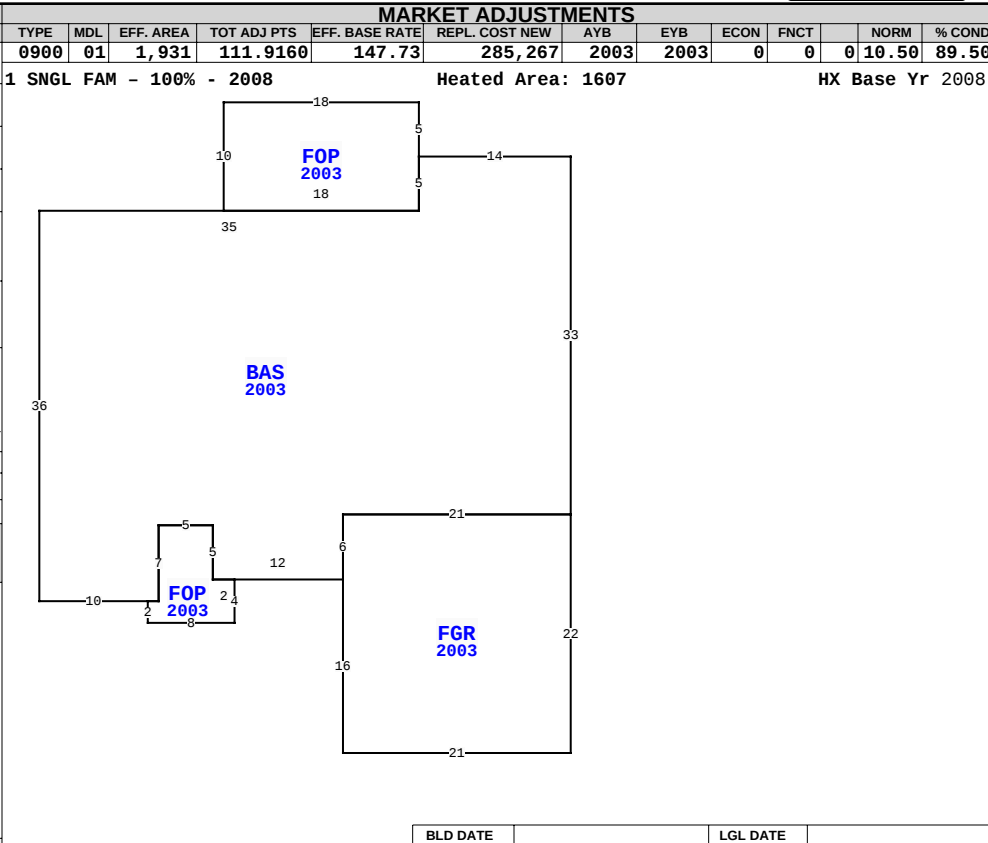
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,607	100	2003	1,607	212,475
FGR	462	55	2003	254	33,583
FOP	55	30	2003	16	2,116
FOP	180	30	2003	54	7,139
TOTALS	2,304			1,931	255,314

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20
2	0855	CONC PAVER	0	100	0	0	55.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	418.00	SF	7.00

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



TOTAL OB/XF									
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		255,314	
TOTAL MARKET OB/XF VALUE		6,323	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		346,637	
SOH/AGL Deduction		199,271	
ASSESSED VALUE		147,366	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		96,644	
TOTAL JUST VALUE		346,637	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,529	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009906		33,259	08/02/2023
22000978	ROOF	18,000	02/02/2022
B0210132	NEW CONSTR	120,231	08/23/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2089/0781	12/15/2016	WD U	I	I	11
GRANTOR: WOODWORTH MICHAEL D &					
GRANTEE: WOODWORTH MICHAEL D					
1512/1124	7/16/2007	WD Q	I		
GRANTOR: HALL NATHAN & ERZEBET					
GRANTEE: WOODWORTH MICHAEL D					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W14 FOP=[YR=2003] N5 W18 S10 E18 N5 \$ S5 W35 S36 E10 FOP=[YR=2003] S2 E8 N4 W2 N5 W5 S7 W1 \$ E1 N7 E5 S5 E12 FGR=[YR=2003] S16 E21 N22 W21 S6 \$ N6 E21 N33 \$.									