LOT 31
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

MARTIN SHANE P
96016 WATERWAY COURT
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014B-0031-0000

BUILDING CHARACTERISTICS

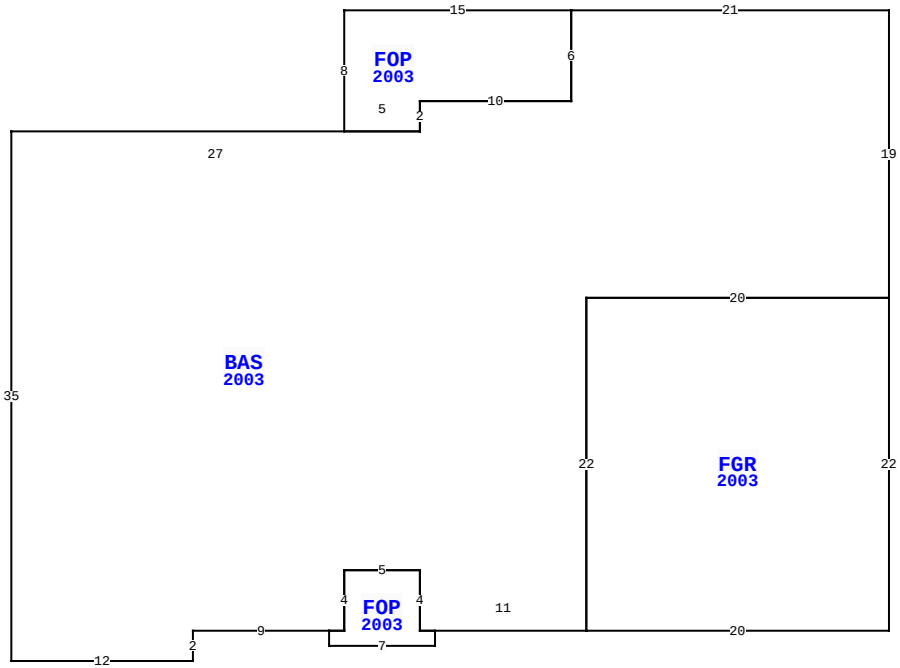
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,666	100	2003	1,666	220,889
FGR	440	55	2003	242	32,086
FOP	27	30	2003	8	1,061
FOP	100	30	2003	30	3,978
TOTALS	2,233			1,946	258,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,946	112.0140	147.86	287,736	2003	2003	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2024 Heated Area: 1666 HX Base Yr 2024



96016 WATERWAY CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,013
TOTAL MARKET OB/XF VALUE		27,537
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		370,550
SOH/AGL Deduction		10,839
ASSESSED VALUE		359,711
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		308,989
TOTAL JUST VALUE		370,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311426	XFOB	7,244	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/100	4/27/2023	WD	Q	I	02	425,000
GRANTOR: OTT RICHARD T JR						
GRANTEE: MARTIN SHANE P						
2541/1850	2/19/2022	QC	U	I	11	100
GRANTOR: OTT RICHARD T JR & DO						
GRANTEE: OTT RICHARD THEODOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W21 FOP=[YR=2003] W15 S8 E5 N2 E10 N6$ S6 W10 S2 W27 S35 E12 N2 E9 FOP=[YR=2003] S1 E7 N1 W1 N4 W5 S4 W1$ E1 N4 E5 S4 E11 FGR=[YR=2003] E20 N22 W20 S22$ N22 E20 N19$.

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	756.00	SF	5.20	5.20	100	2003	2003	3	82	3,224	
3	0911	SCRN RM A	0	100	0	0	1,064.00	SF	17.50	17.50	100	2003	2003	3	20	3,724	
4	0861	POOL GUNIT	0	100	0	0	275.00	SF	85.00	85.00	100	2003	2003	3	29	6,779	
5	0845	KOOL DECK	0	100	0	0	909.00	SF	7.25	7.25	100	2003	2003	3	82	5,404	
6	0855	CONC PAVER	0	100	9	9	81.00	SF	3.00	3.00	100	2003	2003	3	82	199	
7	0471	VINYL FNC	0	100	0	0	202.00	LF	32.00	32.00	100	2003	2003	3	58	3,749	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	58	348	
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	22	1,100	

LAND DESCRIPTION

TOTAL OB/XF 27,537

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 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